



## WEST VALLEY CITY

### City Council Regular Meeting Minutes August 25, 2026

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

THE FOLLOWING MEMBERS WERE PRESENT:

Scott Harmon, Mayor/ Councilmember District 2  
Karen Lang, Mayor (*electronically*)  
Lars Nordfelt, Councilmember At-Large  
Don Christensen, 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  
Colleen Jacobs, Police Chief (*electronically*)  
Justin Wycoff, Deputy 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 (*electronically*)  
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

**OPENING CEREMONY - COUNCILMEMBER WILLIAM WHETSTONE**

Councilmember William Whetstone asked members of the Council, staff, and audience to rise and recite the Pledge of Allegiance.

**APPROVAL OF MINUTES OF REGULAR MEETINGS HELD JULY 28, 2026 AND AUGUST 11, 2026**

The Council considered the Minutes of the Regular Meetings held July 28, 2026 and August 11, 2026. There were no changes, corrections or deletions.

Councilmember Christensen moved to approve the Minutes of the Regular Meetings held July 28, 2026 and August 11, 2026. Councilmember Wood seconded the motion.

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

**PUBLIC COMMENT PERIOD**

Jeremiah Wilson expressed appreciation to the Council for considering the proposed changes to the fencing regulations along 4100 South. He thanked the Council for addressing the issue and specifically recognized Councilmember Wood for her efforts in moving the proposed ordinance change forward.

Joshua Majors expressed concerns regarding the extent of code enforcement activity involving his property and the balance between enforcement responsibilities and individual property rights. He stated that he had received notices involving several unrelated issues and questioned whether his property was receiving disproportionate or selective enforcement compared to similar properties. Joshua requested that violations and applicable ordinances be clearly identified and that enforcement be applied consistently throughout the City. He clarified that he was not alleging that every enforcement action was unlawful but asked the Council to consider whether the overall pattern was reasonable, consistent, and respectful of private property rights.

En Canada, representing the Wasatch Assembly, stated that the organization is a 501(c)(4) advocating for municipal policies supporting working Utahns. En encouraged the Council to review and respond to a policy survey previously distributed by the organization. En highlighted three policy priorities for 2026: opposing the construction of ICE detention facilities, opposing municipal participation in 287(g) agreements or use of municipal resources for ICE activities, and providing free legal services for constitutional rights violations. En also encouraged local governments to be more responsive to community

needs, including housing affordability and rising costs, and invited the Council to engage further with the organization.

Lisa Butcher expressed concerns regarding the proposed single-source towing contract. She questioned whether Ogden City was an appropriate comparison for West Valley City due to differences in size and disputed information presented regarding the selected company's towing classifications and rates. Lisa also expressed concern that existing towing companies may dispose of property and other resources currently maintained to participate in the City's towing rotation, making it difficult to restore the rotation if the single-source contract is unsuccessful. She questioned why the City should replace a towing rotation that has operated for many years and whether one provider could offer greater capacity than multiple towing companies. Lisa also questioned the timing of the selected company obtaining property and a City business license shortly after the RFP was issued. She encouraged the City to consider the TowPro system, stating that it had reduced towing response times from approximately 30 minutes to 15 minutes.

Kendall Brown expressed concerns regarding the proposed towing contract and questioned whether Stauffer's Towing would have sufficient equipment available to meet West Valley City's needs given its existing contracts and service area throughout Utah. He asked whether the City had evaluated the company's existing workload, frequency of declined calls, and any complaints involving its operations. Kendall also raised concerns regarding provisions in the RFP related to the amount of time the towing company would have to meet customers at the tow yard, stating that he believed the proposed timeframe conflicted with state requirements. He expressed concern that these practices could create additional delays and costs for residents retrieving vehicles or personal property and could contribute to a monopoly under the single-source contract.

Joe Parson, representing AL Towing and Auto Ambulance, stated that he has provided towing services in West Valley City since 1997 and expressed concerns that the RFP process was rushed. He questioned whether Stauffer's proposed tow yard is large enough to accommodate the City's annual towing volume and expressed concern that residents could be required to travel outside the City to retrieve vehicles or personal belongings. Joe also disputed concerns regarding response times under the existing rotation, stating that his companies respond within a reasonable timeframe and that the current system already provides mechanisms for removing companies that fail to meet requirements. He questioned the need to replace the approximately 19 to 20 companies currently participating in the rotation with a single provider and encouraged the City to consider using TowPro for a trial period before making a permanent change to the towing model.

Bill Butcher expressed concern that moving to a single towing provider would negatively affect the families and businesses that currently depend on the City's towing rotation for income. He stated that the financial impact would extend beyond towing companies to property owners and others who support the industry. Bill questioned whether eliminating the existing rotation was justified and urged the Council to consider the potential economic consequences for the many local families and businesses that could be affected by awarding the work to a single provider.

Mike Markham expressed concern that the City's discussion regarding fences should be expanded to address the overall condition of front yards, particularly along major arterial streets such as 3100 South. He noted concerns with excessive vehicle parking and property maintenance and stated that visible front-yard conditions can negatively affect the appearance of the surrounding community. Mike stated that property owners should generally have flexibility regarding their property, particularly backyards and home interiors, but believed the City should place greater emphasis on front yards that are visible to the public. He encouraged stronger and more consistent code enforcement along major corridors and suggested that broader property maintenance concerns should receive greater attention than the type of fencing used.

Kevin Daly, speaking on behalf of Stauffer's, stated that the company has longstanding Utah roots and sufficient resources to meet West Valley City's towing needs. He noted that Stauffer's provides services to multiple cities and counties throughout the state, which he stated gives the company flexibility to respond when needed. Kevin also stated that Stauffer's maintains positive working relationships with UDOT, the Utah Highway Patrol, and other jurisdictions and emphasized the company's commitment to legal and regulatory compliance. He expressed confidence that the City would benefit from having a single point of contact for towing services and stated that Stauffer's looks forward to working with the City.

Ryan Mahoney identified himself as the Central Region Chair of the Republican County Party and a candidate for State Senate District 13. He expressed support for prioritizing single-family residential development when possible and raised concerns that higher-density housing can contribute to parking challenges as households increasingly have multiple vehicles. Ryan also commented on the proposed towing contract, stating that he favored competition among multiple towing providers rather than contracting with a single company. He stated that competition promotes competitive pricing and benefits both consumers and the City.

Geovanni Giannoni, a longtime West Valley City resident and local towing business owner, expressed opposition to moving to a single towing provider. He emphasized that the existing towing companies are part of the local community, employ local resources, support one another, and have provided towing services to the City for many years. Geovanni questioned whether a single provider could consistently achieve the anticipated response-time improvements or provide greater availability than approximately 20 companies operating collectively. He also cited concerns regarding reportedly declined or canceled calls by Stauffer's and questioned what would occur if the company were unable to respond. He encouraged the Council to consider the experience, availability, and community investment of the existing local towing companies before changing the current system.

Mariela Montiel expressed opposition to awarding towing services to a single provider, citing concerns about fairness, competition, and the potential impact on locally owned towing companies. She stated that multiple qualified companies should have opportunities to participate and questioned the economic impact the change could have on existing businesses. Mariela requested that the City review its towing arrangements to ensure the process is transparent, competitive, and fair and consider safeguards against one company obtaining an excessive share of the towing business. She encouraged the City to support fair competition and equal opportunities for qualified local businesses.

Councilmember Huynh thanked the local towing companies for attending and sharing their concerns. He expressed strong support for locally owned businesses, emphasizing their contributions to the City through taxes, employment, and reinvestment in the local economy. Councilmember Huynh expressed concern that awarding the work to a single provider could negatively affect existing local businesses and reduce competition. He stated that even with provisions allowing the City to terminate the contract, local companies could experience significant financial impacts before that occurred. He indicated that he intended to support the local towing companies when the matter returns to the Council on September 8 and encouraged them to continue participating in the discussion.

Mayor Pro Tem Harmon addressed comments made during a previous Council meeting regarding staff and Council research related to the proposed property tax increase. He responded to concerns that the City had not adequately researched how other municipalities approach property taxes, noting that some of the cities previously cited were significantly smaller than West Valley City and provide substantially different levels of service. Mayor Pro Tem Harmon emphasized that reviewing other municipalities is an

important part of the City's decision-making process but stated that comparisons should involve cities with similar populations, staffing levels, responsibilities, and services. He noted that West Valley City serves more than 140,000 residents and provides services including police, fire, infrastructure, parks and recreation, and planning and development.

Councilmember Huynh responded to Mayor Pro Tem Harmon's comments and clarified that his previous remarks regarding the proposed property tax increase focused on the importance of responsible budgeting and spending, regardless of a city's size. He stated that whether a municipality is large or small, it must appropriately plan and budget for its expenditures.

## **PUBLIC HEARINGS**

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

Mayor Pro Tem Harmon 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 of the 2026 West Valley City Engineering Standards.

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

The Engineering Division developed the proposed 2026 West Valley City Engineering Standards to establish updated engineering design and construction requirements for public and private development projects. The update aligns the City's requirements with the 2026 Utah Chapter APWA Standards and Specifications and incorporates limited City-specific revisions. The Engineering Standards were last adopted on August 25, 2020.

Mayor Pro Tem Harmon opened the Public Hearing. There being no one to speak on this matter, Mayor Pro Tem Harmon closed the Public Hearing.

### **ACTION: ORDINANCE 26-31: ADOPT UPDATED ENGINEERING STANDARDS**

The City Council previously held a public hearing regarding proposed Ordinance 26-31 that would adopt the 2026 West Valley City Engineering Standards.

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

Councilmember Nordfelt moved to approve Ordinance 26-31.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

**Unanimous.**

**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 Pro Tem Harmon 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 Application ZT-2-2026, filed by West Valley City.

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

The proposed zoning ordinance amendment would update standards for High-Image Arterial Streets, align the zoning ordinance with proposed Engineering Standards changes, and address City-installed street trees. The changes would add SR 111 and a portion of Brud Drive to the High-Image Arterial Streets list, clarify landscaping measurements, move certain streetlight specifications to the Engineering Standards, require consistent streetlights on 3500 South, modify drainage requirements for new subdivisions, and address City-installed street trees.

Mayor Pro Tem Harmon opened the Public Hearing. There being no one to speak on this matter, Mayor Pro Tem Harmon closed the Public Hearing.

**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**

The City Council previously held a public hearing regarding 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 of the West Valley City Municipal Code.

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

Councilmember Whetstone moved to approve Ordinance 26-32.

Councilmember Wood seconded the motion.

A roll call vote was taken:

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

**Unanimous.**

**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 Pro Tem Harmon 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 Application ZT-3-2026, filed by West Valley City.

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

The proposed amendment would change the standards for fences in the front yards of properties with frontage on 4100 South. In 2021, the City required new front-yard fences along 4100 South to be black ornamental iron or aluminum. Following City Council discussion in May and June 2026, staff was directed to amend the ordinance to allow other fence materials, except chain-link fences.

Mayor Pro Tem Harmon opened the Public Hearing. There being no one to speak on this matter, Mayor Pro Tem Harmon closed the Public Hearing.

**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**

The City Council previously held a public hearing regarding proposed Ordinance 26-33 that would amend Section 7-2-114 of the West Valley City Municipal Code to change the standard for fences in the front yard of properties with frontage on 4100 South.

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

Councilmember Wood moved to approve Ordinance 26-33.

Councilmember Whetstone seconded the motion.

A roll call vote was taken:

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

**Unanimous.**

**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 APPROXIMATELY 5548 WEST 4100 SOUTH**

Mayor Pro Tem Harmon 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 Application GPZ-3-2026, filed by Robbie Thomson.

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

The application requests a General Plan change from Non-Retail Commercial to Medium Density Residential (7 to 12 units per acre) and a zoning map change from RB (Residential Business) to RM (Multiple Unit Dwelling Residential) for property at approximately 5548 West 4100 South. The latest development proposal includes 21 townhome units. The Planning Commission recommended approval subject to a development agreement.

Mayor Pro Tem Harmon opened the Public Hearing.

Thomas Light, a resident of Jeanette Avenue near the proposed development, expressed opposition to the project. He raised concerns about existing traffic in the area and referenced traffic studies that have been conducted. Thomas stated that neighbors he had spoken with were also opposed to the proposed medium-density housing. He expressed concerns about the development's size, impacts on neighborhood character, and loss of privacy for existing residents whose backyards would face the new homes. He stated that he believed the development would negatively affect the existing neighborhood.

Mayor Pro Tem Harmon closed the Public Hearing.

**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**

**APPROXIMATELY 5548 WEST 4100 SOUTH**

The City Council previously held a public hearing regarding 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 per acre) for property located at approximately 5548 West 4100 South.

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

Councilmember Wood moved to approve Ordinance 26-34.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

**Majority.**

**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 APPROXIMATELY 5548 WEST 4100 SOUTH**

The City Council previously held a public hearing regarding 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 approximately 5548 West 4100 South.

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

Councilmember Wood moved to approve Ordinance 26-35.

Councilmember Huynh seconded the motion.

A roll call vote was taken:

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

**Majority.**

**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**

The City Council previously held a public hearing regarding 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.

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

A roll call vote was taken:

|                         |     |
|-------------------------|-----|
| Councilmember Wood      | Yes |
| Councilmember Whetstone | Yes |
| Councilmember Huynh     | Yes |

|                           |     |
|---------------------------|-----|
| Councilmember Christensen | Yes |
| Councilmember Nordfelt    | Yes |
| Mayor Lang                | Yes |
| Mayor Pro Tem Harmon      | Yes |

**Unanimous.**

**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**

Mayor Pro Tem Harmon 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 29 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 10.7 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 \$16,200 per dwelling unit for either park improvements or a new or renovated fire station.

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

- 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.
- 20 feet of landscaping is required along I-215. The proposed agreement would allow cul-de-sacs to encroach into this landscaped setback.
- 

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

Councilmember Whetstone moved to approve Resolution 26-91.

Councilmember Wood seconded the motion.

Councilmember Harmon asked if the Development Agreement allows for basements. Steve Pastorik, CD Director, replied yes. Mayor Pro Tem Harmon asked if the Council would be interested in not allowing basements. Councilmember Whetstone stated that he would be more supportive if the roadway were a through street. He acknowledged that this would not necessarily resolve concerns regarding on-street parking for existing residents but noted that the street presents a different situation than most residential streets.

Mayor Pro Tem Harmon expressed concern about single-family homes being used for multifamily purposes. He stated that features such as basements and separate basement entrances can facilitate additional dwelling arrangements and change the character of single-family neighborhoods. He noted that limiting basements or basement entrances in certain developments can help reduce the potential for unintended multifamily use. Mayor Pro Tem Harmon stated that his goal was to preserve the intended character of single-family developments and prevent properties from effectively being converted to multifamily use. Councilmember Wood acknowledged concerns about single-family homes being used for multiple households but noted that current economic and family circumstances may require extended family members, such as married children or relatives, to live together in one home. She stated that she did not necessarily view those living arrangements negatively and asked whether the proposed homes would be permitted to have separate exterior basement entrances. Steve replied the Development Agreement doesn't address this but noted that walkout basements in townhomes are not common.

Councilmember Huynh asked why townhomes are being proposed instead of apartments. Steve replied that this was what the applicant felt would be the best use.

Mayor Lang expressed a preference for townhomes over apartments and supported prohibiting basement walkout entrances through the development agreement. She also

supported allowing basements, noting that they provide additional storage space and can help ensure garages remain available for vehicle parking rather than being used primarily for storage.

Councilmember Whetstone amended his previous motion to approve Resolution 26-91 subject to a change in the Development Agreement that would prohibit walkout basements.

Councilmember Wood seconded the amended motion.

A roll call vote was taken:

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

**Unanimous.**

## **CONSENT AGENDA**

### **A. RESOLUTION 26-93: AWARD A CONTRACT TO ATOMAI TO PROVIDE SOFTWARE AND RELATED SERVICES**

Mayor Pro Tem Harmon presented proposed Resolution 26-93 that would award a contract to AtomAI to provide software and related services.

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. Staff selected AtomAI as the preferred replacement platform following an RFP process. The cloud-based platform is planned for phased implementation, beginning with Public Works asset management in February 2027 and enterprise permit

management in June 2028.

**B. RESOLUTION 26-94: APPROVE AN AMENDED AND RESTATED CONCESSION AGREEMENT WITH DIAMOND CONCESSIONS OF UTAH, INC.**

Mayor Pro Tem Harmon presented proposed Resolution 26-94 that would approve an amended and restated concession agreement with Diamond Concessions of Utah, Inc.

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

The amended and restated agreement would provide Diamond Concessions of Utah, Inc. exclusive food and beverage rights at the Maverik Center. The agreement removes the Utah Grizzlies exception and updates the City's food and beverage fee structure to 35 percent of arena concessions revenue, 22.5 percent of suite and catering revenue, and 35 percent of future arena bars or clubs revenue. It also provides for Olympic Committee food and beverage rights if the venue is contracted as an Olympic venue.

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

Councilmember Nordfelt moved to approve items on the consent agenda.

Councilmember Christensen seconded the motion.

A roll call vote was taken:

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

**Unanimous.**

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING ON TUESDAY, AUGUST 25, 2026 WAS ADJOURNED AT 7:36 P.M. BY MAYOR PRO TEM HARMON.

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, August 25, 2026.

A handwritten signature in blue ink that reads "Nichole Camac". The signature is written in a cursive, flowing style.

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Nichole Camac, MMC  
City Recorder