



WEST VALLEY CITY

City Council Study Meeting
October 13, 2026

THE WEST VALLEY CITY COUNCIL MET IN ELECTRONIC STUDY SESSION ON TUESDAY, OCTOBER 13, 2026 AT 4:31 P.M. AT WEST VALLEY CITY HALL, MULTIPURPOSE ROOM, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR LANG.

THE FOLLOWING MEMBERS WERE PRESENT:

Karen Lang, Mayor
Lars Nordfelt, Councilmember At-Large
Don Christensen, Councilmember At-Large
Scott Harmon, Councilmember District 2
William Whetstone, Councilmember District 3 (*electronically*) (*arrived as noted*)
Cindy Wood, Councilmember District 4

ABSENT:

Tom Huynh, Councilmember District 1

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Eric Bunderson, City Attorney
Colleen Jacobs, Police Chief
John Evans, Fire Chief
Jim Welch, Finance Director
Steve Pastorik, CED Director
Dan Johnson, Public Works Director
Jamie Young, Parks and Recreation Director
Jonathan Springmeyer, RDA Director
Sam Johnson, Strategic Communications Director
Craig Thomas, Community and Culture Director
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer
Jake Arslanian, Facilities Director
Travis Crosby, IT

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APPROVAL OF MINUTES OF STUDY MEETING HELD SEPTEMBER 22, 2026

The Council considered the Minutes of the Study Meeting held September 22, 2026. There were no changes, corrections or deletions.

Councilmember Wood moved to approve the Minutes of the Study Meeting held September 22, 2026. Councilmember Harmon seconded the motion.

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

REVIEW AGENDA FOR REGULAR CITY COUNCIL MEETING OF OCTOBER 13, 2026

Upon inquiry by Mayor Lang, 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 OCTOBER 27, 2026

A. ACCEPT PUBLIC INPUT REGARDING A CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 27, 2026 in order for the City Council to hear and consider public comments regarding a Consolidated Annual Performance and Evaluation Report.

Proposed Resolution 26-128 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: RESOLUTION 26-128, APPROVE A CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Kyler Wakefield, Community Development, discussed proposed Resolution 26-128 that would approve a Consolidated Annual Performance and Evaluation Report.

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

Each year West Valley City receives grant funds from the U.S. Department of Housing and Urban Development (HUD) through the CDBG program. HUD requires that each CDBG grantee to submit a yearly Consolidated Annual Performance Evaluation Report. This report summarizes the activities and

progress made during fiscal year 2025-2026 that have been funded by the city's CDBG program.

We have created the Consolidated Annual Performance Evaluation Report that meets the federal guidelines for this report. The city has made its CAPER available for public review and a public hearing will be held October 27, 2026 in the West Valley City Council Chambers, to allow for public comment.

HUD requires entitlement communities receiving CDBG funds to annually review and publicly report on the progress made in carrying out its Annual Action Plan. Submission of the CAPER is the reporting tool HUD requires to meet this obligation. As required by HUD regulations and the Citizen Participation Plan (CPP), staff obtained citizen participation for the CAPER by publishing a public hearing notice inviting the public to provide input. The CPP is required by HUD for jurisdictions receiving CDBG funds to solicit and obtain input primarily from low- to moderate-income residents. Staff published a public hearing notice in The Salt Lake Tribune. The notice stated citizens' comments may be submitted in writing until 5:00 p.m., Tuesday, October 27, 2026. In summary, the CAPER reflects that the City is making progress to expend its CDBG funds in a timely manner and in meeting the program's primary objectives.

Councilmember Harmon asked if there is an application on the website for residents who would like to request funding for home repair projects. Kyler replied yes and noted that paper copies are also available for those without computer access.

The City Council will consider Resolution 26-128 at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

B. **ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-2-2026, FILED BY STUART DEVELOPMENT, REQUESTING A ZONE CHANGE FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 2170 AND 2202 SOUTH 5600 WEST**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 27, 2026 in order for the City Council to hear and consider public comments regarding Application Z-2-2026, Filed by Stuart Development, Requesting a Zone Change from LI (Light Industrial) to M (Manufacturing) for Property Located at 2170 and 2202 South 5600 West.

Proposed Ordinance 26-40 and Resolution 26-129 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-40, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM LI (LIGHT INDUSTRIAL) TO M (MANUFACTURING) FOR PROPERTY LOCATED 2170 AND 2202 SOUTH 5600 WEST

Steve Pastorik, CED Director, discussed proposed Ordinance 26-40 that would amend the Zoning Map to show a Change of Zone from LI (Light Industrial) to M (Manufacturing) for property located at 2170 and 2202 South 5600 West.

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

The applicant is proposing to develop two industrial buildings that total 201,744 square feet on the subject property. The applicant describes these buildings as “Class A tilt-up industrial buildings.” Access will be from Lester Street (5700 West) to the south. UDOT has indicated that access will not be granted onto 5600 West on the east side of the property. If this zone change application is approved, a conditional use permit will be required since the property is over 10 acres in area (Section 7-6-307).

The primary reason for this zone change is related to a design requirement in the LI zone which states: “Overhead doors shall not be oriented toward High-Image Arterial Streets as listed in Section 7-10-102.” The M zone does not include this design requirement. In this case, the subject property is adjoining three High-Image Arterial Streets – 5600 West to the east, SR-201 to the north, and Mountain View Corridor to the west. The largest of the two buildings is placed diagonally on the site where the loading docks face southwest toward Mountain View Corridor.

ACTION: RESOLUTION 26-129, AUTHORIZE THE CITY TO ENTER INTO A DEVELOPMENT AGREEMENT WITH STUART DEVELOPMENT, LLC FOR APPROXIMATELY 13.57 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 2170 AND 2202 SOUTH 5600 WEST

Steve Pastorik, CED Director, discussed proposed Resolution 26-129 that would amend the Zoning Map to show a Change of Zone from LI (Light Industrial) to M (Manufacturing) for property located at 2170 and 2202 South 5600 West.

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

The applicant is proposing to develop two industrial buildings that total 201,744 square feet on the subject property. The applicant describes these buildings as “Class A tilt-up industrial buildings.” Access will be from Lester Street (5700 West) to the south. UDOT has indicated that access will not be granted onto 5600 West on the east side of the property. If this zone change application is approved, a conditional use permit will be required since the property is over 10 acres in area (Section [7-6-307](#)).

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Councilmember Wood asked how the property would be accessed. Steve replied from the cul-de-sac. Councilmember Harmon noted that there is a significant elevation change. Steve replied that the applicant will need to obtain a conditional use permit and drainage, grading, etc. will be more closely evaluated at that time.

The City Council will consider Ordinance 26-40 and Resolution 26-129 at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

C. **ACCEPT PUBLIC INPUT REGARDING APPLICATION Z-3-2026, FILED BY NORM DAHLE, REQUESTING A ZONE CHANGE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 6379 WEST 2501 SOUTH**

Mayor Lang informed a public hearing had been advertised for the Regular Council Meeting scheduled October 27, 2026 in order for the City Council to hear and consider public comments regarding Application Z-3-2026, Filed by Norm Dahle, Requesting a Zone Change from A (Agriculture, Minimum Lot Size 1/2 Acre) to M (Manufacturing) for Property Located at 6379 West 2501 South.

Proposed Ordinance 26-41 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

ACTION: ORDINANCE 26-41, AMEND THE ZONING MAP TO SHOW A CHANGE OF ZONE FROM A (AGRICULTURE, MINIMUM LOT SIZE 1/2 ACRE) TO M (MANUFACTURING) FOR PROPERTY LOCATED AT 6379 WEST 2501 SOUTH

Steve Pastorik, CED Director, discussed proposed Ordinance 26-41 that would amend the Zoning Map to show a Change of Zone from A (Agriculture, Minimum Lot Size 1/2 Acre) to M (Manufacturing) for property located at 6379 West 2501 South.

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

The applicant provided the following description of the proposed use: "The Owner's proposed use for the property is fenced with limited parking for heavy trucks and the open storage of industrial electrical equipment and materials, i.e., conduit and raceways, wire and cable, transformers, light poles, switch gear, underground utility equipment, etc." Outside storage is a conditional use in the M zone. If this application is approved, a conditional use permit will be required for the outside storage use.

The applicant's letter also addresses surfacing and landscaping. If this zone change application is approved, surfacing, landscaping, and other site review issues like drainage will be addressed as part of the conditional use application.

Mayor Lang asked if there will be screening. Steve replied that fencing would be discussed at the Conditional Use phase but noted that screening is typically only required when the use is next to areas of public view. Mayor Lang asked if there would be a road built to the north to access the property. Steve replied that there is no public street planned next to this and any access would be more of a private internal circulator. Mayor Lang noted that that the grade seemed elevated. Steve replied that he didn't note a significant change in topography. Councilmember Christensen asked if the owners will obtain the remnant to the north. Steve replied that the property to the north is part of the ARA development. Steve noted that the other "L" shaped parcel will be used for storm water.

The City Council will consider Ordinance 26-41 at the Regular Council Meeting

scheduled October 27, 2026 at 6:30 P.M.

Councilmember Whetstone arrived electronically at 4:45 PM.

RESOLUTION 26-130: ENTER INTO A DEVELOPMENT AGREEMENT WITH WASATCH Highbury QOZ BUSINESS, LLC FOR APPROXIMATELY 26.34 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 5035 WEST LAKE PARK BLVD

Steve Pastorik, CED Director, presented proposed Resolution 26-130 that would authorize the City to enter into a development agreement with Wasatch Highbury QOZ Business, LLC.

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

This resolution authorizes a development agreement between the City and Wasatch Highbury QOZ Business, LLC to establish minimum standards for a residential development at 5035 West Lake Park Blvd.

The property owner, Wasatch Highbury QOZ Business, LLC, has requested a development agreement on 26.34 acres of property within the Highbury neighborhood. This property was included with other now developed property (a total of 98 acres) in a development agreement with Ivory Development back in 2008. If approved, the proposed agreement would replace the 2008 agreement for the 26.34 acres only.

The 2008 agreement anticipated 69 townhomes, 89 parkside homes (homes with garages in the rear placed on small lots), private streets, common open space, a clubhouse, and three undefined amenities on the property. Minimum finished unit sizes, materials, and elevations were included for the housing. Basements were to be included in all units.

The proposed agreement calls for 69 townhomes, 89 parkside homes (with a mix of front and rear loaded garages), private streets, common open space, a clubhouse, a pool, pickleball courts, a pavilion, and pergolas on the property. Minimum finished unit sizes are larger than originally proposed. New elevations and materials for all housing units are proposed. Given water table issues, basements are only proposed for the parkside homes along the south side of the property where the property is elevated.

Councilmember Wood asked why the basements were removed. Steve replied these were

eliminated due to the water table in the area. Councilmember Wood asked if this property would connect to the proposed subdivision that is zoned RE. Steve replied yes and noted that subdivision application is currently scheduled with the Planning Commission.

Councilmember Christensen stated that he thought the private streets were no longer an option. Steve replied that there was no prohibition on private streets at the time of the original development agreement and they want to maintain that portion of the agreement. He added that there are some units in the proposed new agreement that would access a public street.

Mayor Lang asked if there is enough visitor parking. Steve replied that they do meet the 4.75. He explained that some of the mansion-style homes along the east side of the property would share driveways, requiring an exception to the standard driveway parking requirements. He noted that the developer would still meet the required 4.75 parking spaces per unit by providing additional parking nearby. The shared driveway design would prevent garages from lining up in a row while maintaining the overall parking requirements.

Councilmember Harmon acknowledged the amount of parking provided throughout the development but expressed hope that the project could have also helped address parking concerns associated with the nearby charter school.

Mayor Lang expressed concerns that connecting the development to the surrounding neighborhood could redirect charter school pickup traffic into residential streets, creating congestion and impacting existing residents. She noted that the close proximity of the driveways could create safety concerns and that afternoon school pickup lines already extend far enough to potentially block access to the development. She acknowledged the benefit of extending sidewalk, curb, and gutter improvements but emphasized the need to consider existing traffic and parking challenges associated with the charter school.

The City Council will consider 26-130 at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

RESOLUTION 26-131: APPROVE THE PURCHASE OF EVENT CHAIRS FOR THE UTAH CULTURAL CELEBRATION CENTER

Craig Thomas, Community Engagement and Culture Director, presented proposed Resolution 26-131 that would approve the purchase of event chairs for the Utah Cultural Celebration Center.

Written documentation previously provided to the City Council included information as

follows:

The Utah Cultural Celebration Center needs to purchase event chairs to support ongoing public, private, cultural, and City-sponsored events at the facility.

MityLite Inc. provided a quote for 850 Classic Square Open Chairs at \$133.00 each, for a total quote amount of \$113,050.00. The quote reflects Utah State Contract pricing and includes freight from dock to dock. Sales tax is listed as \$0.00.

This purchase will facilitate the replacement of the chair inventory used for main level seating only. The lower level will continue to use the existing older inventory as part of a phased replacement approach until additional funding can be secured.

The Utah Cultural Celebration Center relies on banquet seating to support facility rentals, community events, cultural programs, and internal City functions. Replacing this portion of the chair inventory will help maintain safe, consistent, and professional seating for events while addressing the age and condition of chairs that have been in service for approximately two decades.

The City Council will consider 26-131 at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

RESOLUTION 26-132: APPROVE A LEASE AGREEMENT BETWEEN THE CITY AND PACIFICORP FOR PROPERTY LOCATED AT APPROXIMATELY 2048 WEST 3100 SOUTH

Jonathan Springmeyer, RDA Director, presented proposed Resolution 26-132 that would approve a Lease Agreement between the City and PacifiCorp for property located at approximately 2048 West 3100 South.

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

Agreement for a renewal lease agreement between the City and PacifiCorp for the area within Lot D which falls within the power line corridor owned by PacifiCorp. Annual lease rate is \$9,972.00 and increases 3% annually throughout the term and extension periods. Agreement is for five years, with three consecutive 5-year renewals.

PacifiCorp owns a portion of the land used by the Maverik Center for parking in what is known as "Lot D". City has leased this land from PacifiCorp since 1997. In 2016

the lease rate was \$7,200 and the term ran through September 30, 2026. The proposed rate of \$9,972 was calculated by increasing the original rate by the 38.5% inflation rate over the past ten years. The term of the lease is five years with three consecutive 5-year extensions.

Mayor Lang asked if the cost is offset by the parking charge on the tickets. Jon replied yes. Mayor Lang asked if UTA uses the parking stalls as well. Jon replied yes and noted the City has a subcontract with UTA.

The City Council will consider 26-132 at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

RESOLUTION 26-133: AUTHORIZE THE PURCHASE OF TWO AMBULANCE REMOUNTS AND RELATED EQUIPMENT FROM FRAZER, LTD.

John Evans, Fire Chief, presented proposed Resolution 26-133 that would authorize the purchase of two ambulance remounts and related equipment from Frazer, LTD.

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

This issue paper seeks authorization to remount two existing ambulance patient compartments onto new chassis and purchase two Stryker XT stretchers with MTS load systems. The purchase also includes three years of Stryker ProCare coverage for preventative maintenance, repairs, and replacement parts. Available trade-in credits will be applied toward the purchase.

The cost of one new ambulance patient compartment in 2025 was \$229,225. This cost does not include the chassis, stretcher, or load system. By comparison, the cost to remount an existing ambulance patient compartment onto a new chassis is \$105,250. Remounting the Department's existing ambulance patient compartments represents a savings of \$123,975 per ambulance, or \$247,950 for two ambulances, compared with purchasing two new patient compartments. The existing patient compartments remain in good condition and can continue to provide years of service when installed on new chassis.

The Department's front-line ambulance fleet currently utilizes Stryker XT stretchers with MTS load systems. These systems have performed well and have proven superior to the Department's previous stretcher systems. Purchasing the same equipment for these two ambulances will standardize stretchers and load systems

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across the front-line ambulance fleet. Standardization will improve equipment consistency, training, familiarity, and interoperability between ambulance crews.

The City Council will consider 26-133 at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

RESOLUTION 26-134: APPROVE THE PURCHASE OF A VEHICLE AND RELATED EQUIPMENT FOR USE BY THE FIRE DEPARTMENT

John Evans, Fire Chief, presented proposed Resolution 26-134 that would approve the purchase of a vehicle and related equipment for use by the Fire Department.

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

This issue paper seeks authorization to purchase one Ford F-350 4x4 chassis for the purpose of replacing the temporary F150 that is functioning as Squad 72. This truck has over 140,000 miles and was not designed for this type of response.

On January 1 this year the department implemented a program to relieve some of the wear and tear on our heavy apparatus (Fire Engines and Ladder trucks). We put in service a 2026, F350 pickup truck staffed with 2 personnel, called a Squad. It covers less urgent medical calls (priority 2) so that we don't put as much wear on heavy apparatus. Squad 73 was able to cover priority 2 type calls for Ladder 73, and Engine 75. It has proven to be a huge success. The squad has taken 33% of the workload for each apparatus.

This squad concept was so successful that on July 1 we added a second squad and placed it at station 72. It is called Squad 72 and covers those same priority 2 medical calls for Engine 72, and Tower 74. We are seeing the same success with this squad. However, to start Squad 72 we utilized a high mileage light fleet vehicle (F150) that was about to be decommissioned. We knew we would have to get a replacement quickly, but we wanted to make sure the squad concept was really going to work at this station too before purchasing a new vehicle. Due to the great success we are seeing, we would now like to purchase that replacement vehicle.

The City Council will consider 26-134 at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

RESOLUTION 26-135: APPROVE THE PURCHASE OF TWO FORD F-550 CHASSIS FOR

USE BY THE FIRE DEPARTMENT

John Evans, Fire Chief, presented proposed Resolution 26-135 that would approve the purchase of two Ford F-550 chassis for use by the Fire Department.

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

Over the past several years, the West Valley City Fire Department has worked to update and standardize its ambulance fleet with 14-foot ambulances. While the ambulance patient compartments (boxes) remain in relatively good condition, the current chassis have accumulated high mileage and are approaching the end of their useful service life. The Department has identified two ambulances for chassis replacement: ambulance ICN 731571, which currently has more than 160,000 miles, and ambulance ICN 731558, which currently has more than 180,000 miles. Both of these ambulances are currently equipped with two-wheel-drive chassis. The new chassis will be four-wheel drive, providing improved traction and vehicle capability during adverse weather and road conditions.

Remounting the existing ambulance boxes onto new four-wheel-drive chassis will extend the service life of these ambulances, improve their operational capabilities, and allow the Department to continue utilizing patient compartments that remain in good condition.

Mayor Lang shared an example of an emergency response in her neighborhood, noting that a smaller emergency response vehicle was able to maneuver more easily than a fire engine. She expressed support for the program, citing the operational benefits of smaller response vehicles.

Councilmember Harmon asked if response times are quicker. Chief Evans replied that they do help a little and explained that the smaller emergency response units are primarily dispatched to low-acuity calls, while larger apparatus continue to respond to critical emergencies due to their personnel and equipment capabilities. He noted that the smaller units also respond to fires within their service areas to provide additional firefighting personnel.

The City Council will consider 26-135 at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

CONSENT AGENDA SCHEDULED FOR OCTOBER 27, 2026

A. **RESOLUTION 26-136: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM MARLIN AND CONNIE BAER FOR PROPERTY LOCATED AT 4007 SOUTH JESTER DRIVE**

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

The Daniel W. Spendlove and Christine Spendlove property located at 4007 S. Jester Drive 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 \$9,600.00 plus closing costs. The city portion of the matching funds on the project (\$649.92) 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. **RESOLUTION 26-137: AUTHORIZE THE CITY TO ENTER INTO A REAL ESTATE PURCHASE CONTRACT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT AND PERPETUAL EASEMENT WITH AND FROM CHARLES BYTHEWAY FOR PROPERTY LOCATED AT 3978 SOUTH PHAROAH ROAD**

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

The Charles Bytheway property located at 3978 S. 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 \$8,500.00. 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.

C. **RESOLUTION 26-138: AUTHORIZE THE CITY TO ENTER INTO AN EASEMENT PURCHASE AGREEMENT AND ACCEPT A TEMPORARY CONSTRUCTION EASEMENT WITH AND FROM VICTOR M. ROBLES HERRERA FOR PROPERTY LOCATED AT 6949 WEST 3500 SOUTH**

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

The Victor M. Robles Herrera property located at 6949 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist. Mr. Herrera had previously signed an Easement Purchase Agreement and a Temporary Construction Easement, however due to changes to the scope of the project, additional Temporary Construction Easement area was required.

The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owner. Compensation for the additional Temporary Construction Easement and improvements in the amount of \$2,000.00 was based upon an appraisal report prepared by the Fortis Group, LLC.

D. **RESOLUTION 26-139: AUTHORIZE THE CITY TO ENTER INTO A RIGHT-OF-WAY PURCHASE AGREEMENT AND ACCEPT A WARRANTY DEED AND TEMPORARY**

CONSTRUCTION EASEMENT WITH AND FROM NOOR A. MAALIM AND SAADIA MOHAMUD FOR PROPERTY LOCATED AT 4013 WEST WESTLAKE AVENUE

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

The Victor M. Robles Herrera property located at 6949 West 3500 South is one of eight properties affected by the construction of curb, gutter, sidewalk and asphalt widening for the 3500 South 7000 West Safe Sidewalk Project. As part of this project, curb, gutter, sidewalk, textured colored concrete park strip and asphalt widening will be constructed from 7015 West to 6885 West where these improvements do not currently exist. Mr. Herrera had previously signed an Easement Purchase Agreement and a Temporary Construction Easement, however due to changes to the scope of the project, additional Temporary Construction Easement area was required.

The Temporary Construction Easement will allow for construction adjacent to the property owned by the property owner. Compensation for the additional Temporary Construction Easement and improvements in the amount of \$2,000.00 was based upon an appraisal report prepared by the Fortis Group, LLC.

The City Council will consider these items at the Regular Council Meeting scheduled October 27, 2026 at 6:30 P.M.

AUTHORIZE CONSENT AGENDA FOR REGULAR MEETING OF OCTOBER 27, 2026

The Council chose to add no items to the Consent Agenda for the October 27, 2026 Regular City Council Meeting at 6:30 PM.

COMMUNICATIONS

A. TOW ROTATION UPDATE

Eric Bunderson, City Attorney, presented a PowerPoint Presentation summarized as follows:

- Tow Rotation Update- Timeline
 - o November 2, 2026 – Post Requests for Application on State Website
 - o November 2, 2026- November 23, 2026 Question period/Bid open
 - o November 23, 2026 – Bid close
 - o December 1, 2026 – Bid selection

- January 1, 2027 – New rotation
- Tow Rotation Update- Requirements
 - Current Criteria
 - City Vehicle/Requests
 - No lobbying clause?

Eric provided an update on the City's towing contracts, noting that the existing agreements with 13 companies had been extended through December 31, 2026, with the possibility of adding seven additional companies to accommodate winter weather demands. He outlined plans to rebid the towing rotation beginning November 2, with bids closing November 23, evaluations and inspections beginning December 1, and new contracts taking effect January 1, 2027. Eric explained that the proposed rotation would combine non-consent tows and City-initiated tows, including City vehicle breakdowns, evidence seizures, parking and code enforcement, recreational vehicles, and Public Works requests. The proposed rotation would include up to 20 qualified companies, with a randomized selection process if more than 20 qualified bids were received. He also proposed establishing flat-rate pricing for City vehicle tows, requiring continued use of TowPro, strengthening contract enforcement provisions, and implementing one-year contracts with automatic renewals. Eric requested that Councilmembers direct any inquiries from towing companies to the designated towing coordinator to ensure a fair and transparent bidding process.

Councilmember Christensen asked what actions would be taken if inappropriate conduct by towing companies was identified. Eric explained that the City would not intervene in disputes between private towing companies but would remove companies from the rotation for violations of their contracts. He emphasized that participating companies must maintain a tow yard within West Valley City and respond promptly to towing requests. Repeated delays or refusals to provide service could result in removal from the rotation under the proposed contract provisions.

Mayor Lang asked if the bid process would allow enough time for companies to respond. Eric replied yes.

The Mayor and City Council had no further questions.

B. COMMERCIAL DESIGN STANDARDS

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

- Commercial Design Standards

- The ordinance was first adopted in 2004 (Ordinance 04-33).
- While changes have been made since 2004, the standards are largely the same as those in the original ordinance.
- The intent at the time was improve the quality of commercial development.
- Ordinance Sections
 - Applicability
 - Single Building Orientation
 - Multiple Building Orientation
 - Pad Sites
 - Pedestrian Access and Circulation
 - Connecting the Site with Surroundings
 - Building Materials
 - Building Colors
 - Assessment of Building and Roof Treatments
 - Building Relief Treatments
 - Building Design Treatments
 - Roof Treatments
 - Drive-Through Window Standards
 - Merchandise Display Areas
 - Screening
- Building Materials
 - No more than 50 percent of any exterior wall of a Commercial Building exterior can be metal.
 - At least 50 percent of the Primary Façade of any Commercial Building must be masonry. All other Façades of the Building must be 35 percent masonry. For the purposes of this section, masonry shall include stucco, EIFS, stone, fiber cement siding, architectural concrete, brick and concrete block that is colored, painted or textured.
- Building Relief Treatments
 - Vertical architectural treatments like columns
 - Building setbacks, offsets, or projections
 - Primary customer entrance
 - Arcades or colonnades
 - Awnings associated with windows and/or doors
- Building Design Treatments
 - Color change
 - Texture/material change
 - Architectural banding

- Pattern change
 - Windows covering at least 40% of the façade
 - Arches
 - Ornamental details
- Roof Treatments
 - Decorative parapets
 - Three-dimensional cornice
 - Roof overhangs
 - Sloping roof with at least a 4:12 pitch
 - Two or more roof planes
 - Roof projections
- 5600 West Overlay Zone
 - Equal design emphasis on all elevations
 - Only the following materials are allowed:
 - Masonry (brick, stone, concrete block that is colored, painted, or textured, stucco/EIFS, fiber cement siding, and architectural concrete);
 - Architectural metal panels/siding;
 - Ceramic tile;
 - Faux wood composites
 - Windows are required on street-side façade

Councilmember Harmon praised the architectural design of Bricks Corner and expressed interest in establishing similar design standards along major corridors, including 5600 West, 3500 South, and 2700 West. He suggested considering an overlay zone to encourage higher-quality architectural design and enhance the appearance of future development and redevelopment along these thoroughfares. Steve explained that while some developments easily meet the City's architectural standards, others require additional design elements to achieve compliance. He suggested that, rather than creating an overlay zone, the City could consider strengthening commercial design standards citywide. He requested Council feedback on specific architectural features of Bricks Corner or other developments that could be incorporated into updated standards.

Councilmember Wood asked what staffs opinion is. Steve noted that the City's commercial architectural standards have significantly improved building design but have not been updated as frequently as the multifamily standards. He suggested reviewing examples of desirable buildings to identify architectural elements that could be incorporated into updated standards while maintaining flexibility in design styles

and avoiding uniform development. Steve emphasized the importance of balancing higher architectural standards with development costs, noting that overly restrictive or expensive requirements could discourage future development.

Councilmember Harmon expressed support for higher development standards, noting that lower expectations in the past had resulted in lower-quality development. He emphasized the importance of raising expectations to improve the quality of future development throughout the City. Mayor Lang agreed.

Councilmember Wood expressed support for the City's existing commercial design standards, citing the Alpine Storage redevelopment as an example of their effectiveness. She emphasized the importance of considering a building's intended use when evaluating architectural requirements and cautioned against imposing overly restrictive standards that could discourage businesses from locating in the City.

Steve noted that advances in building materials, particularly architectural metal panels, have created additional design options. He suggested reviewing the City's commercial design standards to allow greater flexibility in the use of modern, high-quality building materials.

Councilmember Nordfelt stated that he doesn't see the need for any major change and that many of the problem buildings were constructed prior to this ordinance in 2004.

After brief discussion, the Council agreed to look into potential design standard changes.

The Mayor and City Council had no further questions.

C. 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 Nordfelt requested a discussion regarding Development Agreements and potentially applying expiration dates.

B. COUNCIL REPORTS

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COUNCILMEMBER CHRISTENSEN

Councilmember Christensen stated that the Farmers Market ended another successful season.

MAYOR LANG

Mayor Lang noted that she attended the University of Utah Hospital topping off and the Firefighter Chili Cookoff event.

COUNCILMEMBER WOOD

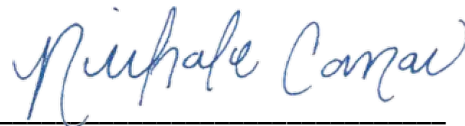
Councilmember Wood stated that she attended the Les Schwab grand opening.

MOTION TO ADJOURN

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

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL THE STUDY MEETING ON TUESDAY OCTOBER 13, 2026 WAS ADJOURNED AT 5:57 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, October 13, 2026.

A handwritten signature in blue ink, reading "Nichole Camac", is written over a horizontal line.

Nichole Camac, MMC
City Recorder