



WEST VALLEY CITY

City Council Study Meeting
October 6, 2026

THE WEST VALLEY CITY COUNCIL AND PLANNING COMMISSION MET IN ELECTRONIC SPECIAL SESSION ON TUESDAY, OCTOBER 6, 2026 AT 4:48 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 CITY COUNCILMEMBERS 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
Cindy Wood, Councilmember District 3

ABSENT:

Tom Huynh, Councilmember District 1

THE FOLLOWING PLANNING COMMISSION MEMBERS WERE PRESENT:

Rob Durfee, Commissioner
Pauline Matagi, Commissioner
Steve Lehman, Commissioner
Adriana Ramirez, Commissioner

ABSENT:

Mathew Lovato, Chair
Darrick Porter, Commissioner
Nancy Drozdek, Commissioner

STAFF PRESENT:

Ifo Pili, City Manager
Nichole Camac, City Recorder
John Flores, Assistant City Manager
Ryan Robinson, Acting City Attorney (*electronically*)
Colleen Jacobs, Police Chief (*electronically*)
John Evans, Fire Chief

Jim Welch, Finance Director (*electronically*)
Steve Pastorik, CED 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 (*electronically*)
Paula Melgar, HR Director (*electronically*)
Tumi Young, Chief Code Enforcement Officer (*electronically*)
Brock Anderson, CD (*electronically*)
Travis Crosby, IT

HOUSEAL LAVIGNE CONSULTANTS PRESENT:

Kari Papelbon (*electronically*)
Jacob Moser (*electronically*)
Nik Davis (*electronically*)

GENERAL PLAN UPDATE FUTURE LAND USE MAP DISCUSSION

Steve introduced the discussion regarding the General Plan Future Land Use Map, which identifies desired land uses throughout the City over the next 20 years. He explained that Houseal Lavigne was selected as the consultant due to its national experience in preparing general plans for communities across the country. As part of the process, the consultant has conducted workshops, stakeholder interviews, field visits, a community-wide survey, and additional research to develop land use recommendations. Steve stated that the discussion would focus on specific areas of the City and provide an opportunity for feedback on the consultant's recommendations. He noted that the consultants were intentionally given broad latitude to provide independent professional recommendations. He emphasized that the plan belongs to the City and that recommendations may be modified based on City feedback.

Kari Papelebon, Houseal Lavigne, reviewed the preliminary Future Land Use Plan and explained the proposed land use categories. She noted that the consultant had adjusted the color scheme from the City's current map and generally maintained the existing manufacturing, industrial, and commercial categories while providing additional guidance regarding appropriate locations and future uses. A Business Park category was proposed to recognize areas containing a mix of office, light manufacturing, and biomedical research uses, with additional flexibility to accommodate transitions from traditional suburban office parks. Limited mixed-use areas were also identified, primarily around the City Center.

Kari explained that much of the discussion would focus on residential land uses, particularly the Estate Residential designation. The preliminary map identifies existing Estate Residential developments as well as potential future areas in the southwest, along Lake Park Boulevard, and in the western portion of the City. Kari noted that Estate Residential has historically been applied broadly to undeveloped parcels of approximately two acres or more, corresponding with the City's Estate Residential zoning district. She recommended reconsidering whether parcel size alone should determine the designation and suggested instead using the category for larger or contiguous areas where cohesive neighborhoods could be developed. The consultant also recommended considering a lot-size range of approximately 12,000 to 15,000 square feet to provide greater flexibility for site conditions, infrastructure, development economics, and overall site design. Kari requested feedback regarding whether the City is comfortable with the proposed Estate Residential approach, where this type of residential growth should occur over the next 10 to 20 years, appropriate parcel and lot sizes, and whether the existing two-acre policy should be modified to more intentionally reserve larger parcels for this type of development.

Councilmember Harmon stated that the City has relatively few parcels larger than two acres and explained that the purpose of the existing policy was to protect those remaining parcels for larger-lot residential development.

Kari clarified that the two-acre limitation could remain in place, but the consultant was seeking direction on whether the policy should also allow contiguous parcels to be developed together as larger Estate Residential neighborhoods. She explained that combining parcels could provide greater flexibility for infrastructure, roads, site layout, and the number of lots that could be developed. Kari requested feedback on whether the City preferred to maintain the existing two-acre-or-greater approach or allow larger, contiguous development areas.

Mayor Lang stated that the City began emphasizing Estate Residential development later in the development process, allowing some larger parcels to be developed at higher densities. She expressed support for maintaining the two-acre-or-greater designation and questioned whether there are enough remaining undeveloped parcels to combine into larger development areas. She suggested focusing on the larger parcels that remain unless larger estate developments could be shown to be economically feasible.

Kari explained that the consultant was also considering potential redevelopment opportunities for Estate Residential development. She identified an area near the western border of the City with existing larger lots as a potential opportunity, noting that some

parcels may have the potential for future subdivision and connections to existing roads and infrastructure. She stated that such areas could provide opportunities for future transition to larger-lot residential development.

Commissioner Durfee suggested considering former church and school properties as potential Estate Residential redevelopment sites because they are typically located on larger parcels within established neighborhoods. He recommended that, if these properties change use, they should not be developed at high density and should instead be considered for Estate Residential or a lot size consistent with the surrounding neighborhood. He noted that larger-lot development could help prevent these properties from being converted to townhomes or other higher-density residential uses. He also observed that the market demand for very large, high-value homes on estate-sized lots may vary throughout the City.

Mayor Lang noted that there are existing neighborhoods along 3100 South where R-1-8 residential lots transition to smaller, tucked-away subdivisions containing larger, high-value homes. She cited these areas as examples of larger-lot residential development existing within otherwise higher-density neighborhoods.

Councilmember Wood expressed concerns about the Estate Residential designation in areas near Parkway Boulevard and 7200 South, including areas adjacent to Target and manufacturing uses. She questioned whether these locations would be attractive for new high-value estate homes and suggested that development in these areas may be more likely to appeal to existing residents seeking larger homes while remaining in the same neighborhood.

Commissioner Durfee also emphasized the importance of considering former schools and churches as potential redevelopment sites, particularly larger properties that could otherwise be converted to townhomes or apartments. He stated a preference for using these sites to provide additional single-family, detached housing and indicated that the City should consider appropriate development standards for such properties. Steve explained that townhomes or apartments could not be developed in those areas because the zoning necessary for such uses requires frontage on a major street, which these properties would not qualify for.

Kari asked whether the proposed Estate Residential approach could also serve as a strategy for future annexations to the west and whether the City would support using the designation in that manner.

Nik Davis, Houseal Lavigne, added that expanding the Estate Residential designation farther west could provide opportunities for larger-lot residential development as the City continues to grow outward.

Mayor Lang stated that she would like to continue designating larger parcels within existing neighborhoods as Estate Residential (RE), particularly former agricultural properties that are no longer being used as farms but may be converted to residential development.

Nik summarized that the Estate Residential designation could be used in two ways: for infill and redevelopment opportunities within existing neighborhoods, and for future greenfield development as the City expands westward. He then asked the City to provide direction on the lot-size range it would be most comfortable supporting. Members of the Council and Commission agreed with maintaining the 2 acre minimum.

Nik noted that larger lots may be more conducive to Estate Residential development, particularly in areas with varying grades and connections to existing infrastructure. He stated that the consultant would further evaluate potential infill sites and conduct test fits to demonstrate how the proposed lot-size ranges could work within those areas. He indicated that the consultant had sufficient direction to proceed with the analysis.

Kari introduced the next discussion topic regarding the Chesterfield area and other older Eastside neighborhoods where land use transitions are occurring. She explained that the Rural Residential designation in the current General Plan may be losing its usefulness as former agricultural properties gradually transition to residential development, particularly in Chesterfield. Kari presented the consultant's recommendation to eliminate or phase out the Rural Residential designation and instead recognize the changing development pattern. For Chesterfield, the preliminary recommendation primarily supports low-density single-unit residential development, with consideration for moderate-density detached residential where smaller-lot infill would be compatible with existing neighborhoods. The consultant also identified the area near the light rail station and Jordan River Trail as a potential location for increased residential intensity due to larger properties and transit access. Kari requested feedback on how the City would like to accommodate these transition areas and whether the Rural Residential designation should be phased out.

Nik explained that the discussion regarding the Rural Residential designation involved two parts. First, the consultant wanted feedback on whether the City supported eliminating the Rural Residential designation. Second, the consultant was seeking direction on the three

proposed replacement land use categories: low-density residential, moderate-density residential, and multi-unit residential.

Councilmember Wood stated that Chesterfield has a strong rural residential character that is valued by many residents. However, as the area transitions, she expressed a preference for somewhat larger residential lots rather than very small single-family lots, while noting that Estate Residential would not necessarily fit the existing neighborhood character.

Commissioner Durfee added that the area lacks retail uses and he would support medium density, single unit detached uses.

Councilmember Harmon stated that areas the City would like to see redeveloped within the next 20 years would likely need to allow higher densities than currently exist in order to make redevelopment financially viable for developers. He noted that the City should consider whether Chesterfield is an area where redevelopment is desired, recognizing that some property owners may welcome redevelopment opportunities while others may prefer to preserve the existing neighborhood and lifestyle.

Nik clarified that the Future Land Use Plan is not intended to actively encourage or require redevelopment. Rather, it provides direction for how the City would like an area to develop if redevelopment occurs in the future. He explained that if properties in Chesterfield redevelop, the City may not want them to remain Rural Residential or develop at similarly low densities. He emphasized that redevelopment would remain the property owner's decision and that this distinction would be clearly stated in the General Plan policies.

Councilmember Whetstone referenced the recently completed Station Area Plans and asked how those plans would overlay with the proposed Future Land Use Plan. He expressed concern about creating conflicts with the planning work already completed for the station areas.

Steve clarified that the consultants were directed to honor the decisions made through the Station Area Plans. He explained that the General Plan is intended to build upon that work and consider land use beyond the areas already addressed.

Councilmember Wood referenced density identified in the Station Area Plans, including the radio tower property and Redwood Elementary. She expressed a preference for single-family residential development on the Redwood Elementary property. Councilmember Wood acknowledged the prior discussion and decisions made during the Station Area Planning process but noted that some of those outcomes were driven by State

requirements and were not necessarily preferred land uses. She agreed that the current General Plan discussion should focus on how the areas should develop or redevelop over the next 20 years.

Nik emphasized that the Future Land Use Plan is not a zoning document but is intended to provide guidance for how properties could develop over the next 5 to 20 years. He stated that existing uses could generally continue if property owners choose to maintain them. However, he noted that future parcel consolidation could create opportunities for a broader mix of residential uses beyond detached single-family homes. He explained that the consultant's recommendations are intended to realistically anticipate those potential long-term development patterns.

Mayor Lang agreed with concerns regarding higher-density development in the area, noting the lack of supporting services such as grocery stores. She expressed reluctance to encourage higher-density redevelopment without adequate services, while acknowledging the challenge that additional residential development may be necessary to attract those services.

Nik stated that the General Plan could address concerns about supporting services by identifying additional locations appropriate for future commercial, retail, or service uses. He explained that the plan can anticipate both future residential growth and the commercial development needed to support it. Rather than reducing proposed residential development because of the current lack of services, he suggested that the issue may indicate a need to plan for additional commercial uses in the area.

Councilmember Harmon noted that commercial development typically follows residential growth as additional households create demand for businesses and services.

Nik stated that the consultant would evaluate opportunities for more intensive commercial development that could support future residential growth, particularly along Redwood Road. He acknowledged the concern regarding adequate commercial services and asked whether, with additional policy guidance addressing that issue, the City was comfortable with the proposed land use direction.

Commissioner Durfee stated that the area has significant potential for future redevelopment as properties become available for sale. He noted that additional improvements, services, or amenities would be needed to make redevelopment in the area more attractive.

Kari explained that the same approach to phasing out the Rural Residential designation was being considered for areas along Parkway Boulevard, 5450 West, and 3800 South, allowing those areas to transition naturally to other residential uses over time. She asked whether there was general support for this approach, including the somewhat higher-density residential development proposed near the rail corridor, before proceeding to the next discussion topic. The Council and Planning Commission agreed.

Kari introduced the discussion regarding manufactured home parks and their treatment on the Future Land Use Map. She explained that several established manufactured home communities currently function as single-family residential neighborhoods and asked whether they should continue to be planned for that use or transition to other residential uses over the next 20 years. Kari stated that the consultant recommends eliminating manufactured home parks as a separate future land use category and designating them as moderate-density, single-unit detached residential. She requested feedback on whether the City supported that approach and noted that manufactured home parks are located throughout the community. Kari noted that another option would be to plan for manufactured home parks to potentially transition to multi-unit residential development in the future and asked whether the City would support that type of long-term transition.

Nik explained that the consultant would evaluate individual manufactured home parks to determine which may have future redevelopment potential as either low-density multi-unit or moderate-density single-unit residential, considering factors such as available utilities and appropriate densities. He stated that the broader intent is to simplify the Future Land Use Map by eliminating the separate manufactured home category and addressing the existing conditions and potential redevelopment of these properties more specifically within the residential policies of the General Plan.

Mayor Lang stated that many manufactured home parks are surrounded by existing R-1-8 single-family neighborhoods and expressed a preference that, if those properties redevelop, they remain consistent with the residential character of the surrounding neighborhoods. Mayor Lang discussed a senior manufactured home community along Redwood Road and noted that its location may provide greater potential for a different future use, depending on infrastructure capacity. She emphasized the importance of considering infrastructure impacts when planning for higher-density redevelopment, citing a previous apartment development near Redwood Road and 4100 South that required significant water infrastructure improvements. She expressed concern that redevelopment can result in infrastructure costs being borne by existing residents.

Kari clarified that the general direction was to treat manufactured home parks as single-family residential and asked whether individual properties should be designated as low-density or moderate-density residential based on their surroundings and site conditions. She encouraged members to identify any specific properties that may require additional review and provide those comments to Steve.

Mayor Lang identified certain manufactured home parks that she believed should remain low-density residential because they are surrounded by R-1-8 neighborhoods, including the property near Crown Burger and another property between 3500 South and 3100 South. She indicated that other manufactured home park properties not similarly surrounded by R-1-8 development could appropriately be designated moderate-density residential.

Nik stated that there appeared to be general support for eliminating the manufactured home category from the Future Land Use Map. He explained that the consultant would work with staff to determine whether individual manufactured home properties should be designated as low-density or moderate-density residential based on their specific circumstances.

Kari introduced the discussion regarding the City's commercial corridors and potential opportunities for future reinvestment and redevelopment. She emphasized that the consultant was not recommending a broad conversion of commercial property to residential uses. Rather, the plan could identify strategic locations where aging, underperforming, or underutilized commercial properties might transition to small-scale infill housing, mixed-use development, or other compatible uses while preserving successful commercial areas that contribute to the City's tax base. Kari explained that the preliminary Future Land Use Map consolidates commercial uses into a single commercial category, with distinctions between neighborhood, local, and regional commercial areas addressed within the General Plan text. She stated that the consultant is also considering strategic mixed-use or small-scale multi-unit residential development on select infill properties where appropriate. Kari requested feedback regarding commercial corridors, nodes, and intersections where additional investment or alternative uses may be appropriate. She specifically identified 5600 West and 3500 South, with particular emphasis on 3500 South, as areas where the consultant would like additional direction regarding potential transitions and reinvestment opportunities.

Commissioner Durfee stated that the City has been successful in developing the commercial corridor along 5600 West but expressed concern that portions of 3500 South east of the Maverik Center and along Redwood Road have become dated and are no longer functioning as strong commercial areas. He noted that Redwood Road historically served

as a major commercial corridor but has increasingly seen smaller businesses and residential projects. He suggested that these eastern commercial corridors should be a focus for future reinvestment and revitalization, particularly in connection with the discussion regarding the Chesterfield area.

Nik explained that the consultant is considering a more nodal approach to commercial development rather than designating entire corridors for continuous commercial use. He stated that concentrating higher-quality commercial and service uses at key nodes, potentially combined with residential or other compatible uses, could strengthen the remaining commercial areas. He noted that underperforming or outdated commercial properties between those nodes could be candidates for alternative uses, creating a more coordinated mix of development along the City's commercial corridors. Nik asked whether the City would support allowing underperforming commercial or service properties along the corridors to transition to a broader mix of uses, particularly where parcels could be consolidated into larger redevelopment sites. He noted that residential could be one component of such redevelopment. Nik explained that simply replacing existing commercial properties with similar commercial uses may not achieve the desired improvements and suggested that diversifying land uses along portions of the corridors could provide better redevelopment opportunities. Nik clarified that some portions of the City's traditional commercial corridors could transition entirely to residential uses over time. He suggested strategically identifying areas appropriate for residential redevelopment while concentrating newer and more intensive commercial development at key nodes, rather than maintaining continuous commercial designations along entire corridors

The Council and Planning Commission discussed potential locations for transitioning or mixed uses, including property near the Valley Fair Mall and portions of Redwood Road, particularly near 201. Members noted that some mixed uses already exist in these areas and expressed interest in opportunities for improved commercial development where feasible.

Nik explained that rather than maintaining continuous commercial development of varying scale and quality along an entire corridor, the plan could concentrate higher-quality commercial development at strategic nodes. The areas between those nodes could then transition or infill with residential uses that complement surrounding neighborhoods. He stated that this approach may result in less overall commercial acreage while creating stronger, higher-quality commercial areas.

Councilmember Wood identified the area near 4100 South and 5600 West as an example of the proposed nodal approach, with new commercial development surrounded by residential uses. She also identified portions of 3500 South near 4000 West and 4400 West as areas that could benefit from reinvestment and commercial revitalization, noting the mix of existing commercial, residential, and new townhome development in those areas.

Nik agreed that the area discussed was a good example of an underperforming commercial corridor that could benefit from a more intentional redevelopment strategy. He suggested concentrating higher-quality commercial redevelopment in strategic locations while allowing other portions of the corridor to transition to residential uses that could support those commercial nodes. He noted that some existing properties do not provide the desired appearance, character, or level of service for the corridor.

Nik stated that the consultant would continue identifying potential redevelopment areas and encouraged the Council and Planning Commission to provide additional examples of locations they believe could look significantly different over the next 10 to 15 years.

Commissioner Durfee identified the area along Redwood Road between 3500 South and 4100 South as another potential redevelopment opportunity, noting the existing mix of newer apartments and townhomes, single-family homes, and older or underperforming commercial properties. He suggested that the area could benefit from additional reinvestment and redevelopment. The discussion also identified the Skaggs property across from the Commons, shown as mixed use on the preliminary map, as an underperforming property with redevelopment potential.

Nik stated that there appeared to be general support for the proposed approach to the commercial corridors. He explained that the consultant would identify specific areas where a strategic transition to different land uses may be appropriate over time and would bring those recommendations back to the Council and Planning Commission for further review and discussion.

Mayor Lang emphasized that utility capacity should be considered when identifying properties such as the Skaggs site for higher-density redevelopment. She referenced the former Kmart property as an example and expressed concern about recommending densities that may exceed the capacity of the Granger-Hunter Improvement District's existing infrastructure.

Nik acknowledged that the General Plan is considering several opportunities for future residential development but emphasized that development would occur gradually and

must be coordinated with available infrastructure and utilities. He stated that the consultant would work with staff to ensure that future land use recommendations are realistic and can be adequately served. Nik then discussed focusing mixed-use development at key intersections and nodes rather than throughout entire commercial corridors. He cited the Sage Valley Apartments and surrounding commercial outlots as an example of integrating residential and commercial uses. He stated that the consultant would identify underutilized properties and strategic locations where a higher-quality mix of uses could be appropriate while continuing to preserve strong commercial areas.

Kari identified the former Shopko property as a potential redevelopment and infill opportunity. She noted that former Shopko properties in other communities have been completely redeveloped, converted into multi-tenant commercial buildings with additional outlot development, or partially repurposed for new uses. She stated that the consultant could provide examples of these approaches as the planning process continues. For this property, Kari suggested exploring additional commercial opportunities rather than residential or mixed-use development, potentially incorporating a combination of commercial and light industrial uses consistent with current activity on the site. She also noted opportunities for additional infill development across the street.

Mayor Lang noted that charter school located west of the former Shopko property create significant traffic and queuing issues on 3500 South during school drop-off and pick-up times. She stated that traffic can back up onto 3500 South and noted that accidents have occurred in the area.

Nik reiterated the importance of intentionally identifying key commercial nodes where a mix of uses could be encouraged, rather than necessarily requiring vertical mixed-use development. He stated that the consultant would focus on intersections with the greatest redevelopment potential, particularly areas with underperforming or outdated uses and buildings requiring significant investment. He noted that the City has successfully used similar approaches in other areas and proposed building upon those examples. Nik indicated that there appeared to be general support for continuing to develop this approach within the General Plan for further review.

Ifo discussed Economic Development's interest in using higher-density residential development as a tool to revitalize aging and underperforming commercial corridors. He explained that acquiring and demolishing existing commercial properties can be costly and that redevelopment may require significantly greater residential density, potentially including high-rise developments, to be financially feasible. Ifo stated that discussions with a multifamily developer indicated strong demand and rental rates for newer residential

units in West Valley City, particularly among young professionals. He also noted anticipated employment growth, including jobs associated with new hospitals, as a factor that could increase demand for higher-end multifamily housing. Ifo explained that incorporating residential development into commercial areas can also support existing and future businesses by placing additional customers nearby. He suggested that strategic locations near major commercial centers, transit, and other amenities, such as the area near Valley Fair Mall, the Maverik Center, and TRAX, could potentially accommodate taller multifamily development. He asked whether the Council and Planning Commission would be open to the consultants evaluating these types of higher-density, vertical residential developments at appropriate locations and presenting potential concepts as part of the General Plan process.

Mayor Lang recalled previous redevelopment discussions from the early 2000s regarding the area near the existing Starbucks. She stated that she had supported taller development at that time but that concerns were raised regarding building-height limitations associated with airport flight paths. She indicated that redevelopment of the area with buildings of approximately eight to ten stories could be appropriate if current height restrictions allow it. The discussion clarified that the area currently has a minimum building-height requirement but no specified maximum, although airport-related restrictions may still apply.

Nik stated that the consultant could evaluate airport-related building-height restrictions. He noted that aviation technology and flight-path considerations have changed in some communities over the past decade, with height limitations generally being more restrictive within landing approaches than takeoff paths.

Commissioner Durfee discussed the economics and appropriate placement of high-rise development, noting that once construction exceeds typical mid-rise heights, increased construction costs often make significantly taller buildings more financially practical. He stated that high-rise development should be concentrated in strategic locations, such as major transportation corridors or other designated areas, rather than dispersed throughout the City. He expressed support for considering taller buildings in appropriate locations where they would complement the surrounding development pattern.

Ifo Pili, City Manager, identified property near I-215, across from Valley Fair Mall and near TRAX, as a potential location for high-rise mixed-use development due to its visibility, freeway access, and proximity to transit. He noted that property acquisition and redevelopment would be costly and that greater building height and additional residential units may be necessary to make a project financially feasible. Ifo reiterated that a local

developer has reported strong demand and rental rates for newer West Valley City apartments, suggesting a market for higher-end residential development. He also discussed the potential for integrating residential development above commercial uses and noted that transit access could help address parking challenges. He cited examples from other cities where taller residential developments incorporate ground-floor restaurants and commercial uses as a potential model for the area.

Nik asked whether the Council and Planning Commission were comfortable with the consultant identifying a limited number of strategic commercial nodes where higher-density development of approximately eight to twelve stories could be considered. He emphasized that this approach would not apply to every commercial corridor or property and that potential locations would be evaluated based on surrounding development, scale, transportation access, parking, infrastructure capacity, and economic feasibility. The Council and Planning Commission agreed.

Kari introduced a discussion regarding the long-term use of the area south of the Utah Cultural Celebration Center. She explained that the preliminary Future Land Use Map designates the area for moderate-density multi-unit residential development based on its size and location. However, given its proximity to the Cultural Celebration Center, Jordan River, outdoor recreation, and open space, she suggested the property may provide an opportunity for a more distinctive development. Kari asked whether residential should remain the primary future use or whether the General Plan should provide greater flexibility for mixed uses that could incorporate housing while further establishing the area as a civic and cultural destination.

Mayor Lang stated that determining an appropriate use for the property south of the Cultural Celebration Center has been an ongoing challenge for many years. She noted that the City has considered various options and previously worked with a developer on a proposal that was ultimately unsuccessful. She added that development of the property is particularly challenging because of the power lines running through the site.

Kari explained that the recommendation for residential development was influenced in part by the power lines crossing the property. While buildings could not be placed directly beneath the utility corridor, the area could potentially accommodate parking, open space, or other amenities. She noted that the overall site is large enough to accommodate multi-unit residential development with an appropriate site layout. Kari stated that the property's proximity to the Cultural Celebration Center and nearby commercial areas could also support a mixed-use concept combining residential, commercial, outdoor recreation, and civic spaces. She noted that residential or mixed-use development could contribute to the

City's tax base, while a primarily civic use could instead provide a significant community amenity. She requested direction regarding which long-term approach the City preferred.

Councilmember Harmon discussed the cost of leasing property beneath the power lines and noted that current market-rate lease fees could make use of that area financially difficult for a developer. He suggested further discussions regarding what type of development might be feasible on the site. Councilmember Harmon expressed interest in higher-end residential development near the Cultural Celebration Center and stated that the property could potentially become a strong mixed-use node.

Jon Springmeyer, ED Director, described a conceptual food-focused development for the City-owned property near the Cultural Celebration Center. Rather than locating food incubator space, a food hall, and startup restaurant space in different areas of the City, he suggested combining those components on the same property to create a food-centered destination that could also help activate the Cultural Celebration Center. Jon acknowledged similarities to a previous concept considered for the site but emphasized the importance of creating a distinctive development rather than a conventional commercial project. He noted that the surrounding area may not currently have enough residential population to support traditional retail but suggested that a unique destination-oriented concept could potentially succeed.

Kari asked whether the proposed food-focused concept would remain under City ownership with space leased to private operators or whether the property would be privately developed.

Ifo stated that both continued City ownership with leased uses and private development could be considered for the property. He noted that the City has explored several concepts for the site and suggested providing those previous ideas to the consultant for evaluation based on its experience with similar projects, transportation considerations, and the property's location. Ifo referenced concepts including a sports complex, noting the potential economic impact of sports tourism, as well as retaining the property as a large park given its proximity to the Jordan River. He also referenced potential future expansion of the Veterans Memorial. He encouraged the consultant to evaluate the various concepts and provide guidance regarding potential uses for the site.

Kari stated that the consultant had also considered additional outdoor recreation and civic uses for the property, which could complement the Cultural Celebration Center and surrounding natural areas. She explained that the primary question is whether the City wants the site to serve a more civic and public purpose or pursue private development that

could generate tax revenue. Kari noted that residential was initially recommended because of the site's proximity to existing residential development, the Cultural Celebration Center, natural areas, transportation, and nearby commercial services. She acknowledged the City's extensive previous discussions regarding the property and indicated that further direction was needed regarding the desired balance between public and private uses.

Jon added that the concept he has been considering includes outdoor gathering areas and civic plaza-type spaces, allowing a public or civic component to remain part of the potential development.

Ifo stated that if a portion of the property were developed as higher-end multi-unit residential, the City could potentially negotiate for the developer to construct significant park or recreational improvements as part of the project, provided the development remained financially feasible. He noted that this approach could help support a larger park concept connected to the Cultural Celebration Center and Jordan River area while allowing residential development to help fund the improvements.

Kari asked whether, if residential development is supported on the property, the proposed moderate-density multi-unit residential designation is appropriate or whether the General Plan should contemplate a higher- or lower-density residential designation for the site.

Councilmember Harmon noted that Councilmembers have differing opinions regarding the appropriate residential density for the property. He expressed support for higher-density development, pointing to six- and seven-story multi-unit residential developments to the east in Millcreek as an example of a development scale that could potentially be replicated on the West Valley City side.

Councilmember Christensen raised concerns about potential conflicts between residential development and activities at the Cultural Celebration Center, noting that residents in the neighborhood near Utah First Amphitheater have previously complained about noise from outdoor concerts. He also identified parking as a concern if additional residential development occurs in the area, while acknowledging that proximity to the Cultural Center and its events could also be an attractive amenity for future residents.

Steve noted that the City owns the property, giving it significant control over its ultimate development. He explained that even if the General Plan identifies the site for multi-unit residential or another use, the City could later change direction. He added that providing a broader future land use designation may also encourage developers to bring forward concepts the City has not previously considered.

Kari concluded the discussion by stating that the consultant had received substantial direction from the Council and Planning Commission and that many of the remaining questions had been addressed through the evening's broader discussion. She explained that the Future Land Use Plan would continue to be refined and encouraged members to provide any additional ideas or comments to Steve within approximately the next week for consideration by the consultant and staff. Kari emphasized that there would be additional opportunities to review and refine the plan as the process continues.

MOTION TO ADJOURN

Upon motion by Councilmember Harmon, all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL AND PLANNING COMMISSION, THE SPECIAL MEETING OF TUESDAY OCTOBER 6, 2026 WAS ADJOURNED AT 6:27 PM BY MAYOR LANG.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Meeting of the West Valley City Council and Planning Commission held Tuesday, October 6, 2026.

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

Nichole Camac, MMC
City Recorder