



CITY COUNCIL MEETING
Minutes
Tuesday September 2, 2025

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Dustin Gettel

COUNCIL MEMBERS: Council Member Paul Glover
Council Member Bonnie Billings
Council Member Denece Mikolash
Council Member Bryant Brown
Council Member Heidi Robinson

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Charlie Cressall, Deputy City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – WORKSHOP

- **HAZARD MITIGATION PRESENTATION – [Brian Buckhout, Emergency Planner]**

Brian Buckhout presented the 2025 Update to the Multijurisdictional Hazard Mitigation Plan. The plan will carry through to 2030. It has been shown that for every dollar spent on hazard mitigation and planning a city saves six dollars.

Mr. Buckhout talked about what is called a Bluesky Plan, this is where a city will develop hazard mitigation strategies before a crisis occurs. He explained why the plan is Multi-jurisdictional. It is so we can share the risks of a crisis so one municipality is not saddled with all the risks and financial consequence; it also saves money and reduces redundancies in the operations.

He talked about some of the federal cuts to FEMA and said that even without robust funding, we can educate the public about safety and proactive practices. He reviewed the following:



- **Hazard Mitigation** is any sustained action to reduce or eliminate the long-term risk to human life and property from hazards.
- **2025 Multi-Jurisdictional Hazard Mitigation Plan**
 - A detailed roadmap that identifies vulnerabilities and generates strategies to reduce risk
 - Provides an organized well-documented evaluation of specific hazards
 - Evaluates hazards, capabilities & sets goals for each jurisdiction and the county as a whole
 - Outlines mitigation actions and identifies funding opportunities to help complete hazard reduction projects
 - The primary purpose of mitigation planning is to systematically identify policies actions, and tools before a disaster strikes.





Purpose and Plan Participants

- The 2025 MJHMP builds upon the 2019 plan, serving as a strategic planning document for Salt Lake County and its 26 participating entities, including: **23 cities and towns, 2 School Districts, and 1 Community College**
- The 2025 Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) incorporates updated hazard vulnerability data, reflecting changes since 2019.
 - The purpose of this information is to support community planners, emergency managers, elected officials, and the public in making informed decisions about land use, public infrastructure, emergency preparedness, and resource allocation.



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Why Multi-Jurisdictional Planning

- **Shared Risks – Shared Solutions**
 - Hazards like earthquakes, floods, and wildfires don't just stop at jurisdictional lines. A regional approach strengthens coordination and consistency
- **Fosters Collaboration and Efficiency**
 - Allows jurisdictions and the county to combine resources, expertise, and data collection, saving time and money compared to each individual jurisdiction and school having an individual plan.
 - Encourages collaboration between local governments, school districts, utilities, and special services districts
- **Increased Funding Competitiveness**
 - A countywide plan helps smaller jurisdictions access FEMA and other grants they might not qualify for on their own
- **Integrated Mitigation Strategy**
 - Helps ensure mitigation actions identified by the county and local jurisdictions are complementary, avoiding gaps and redundancies



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Federal Requirements for Local Plans

- **Required under Robert T. Stafford Disaster Relief and Emergency Assistance Act to be eligible for non-emergency disaster assistance and hazard mitigation funding.**
 - Plan must be updated every 5 years.
 - Plan must meet state and federal planning requirements outlined in FEMA's Local Mitigation Planning Policy Guide.
- **Jurisdictions must have a FEMA-approved and locally adopted plan to apply for key grant programs, including:**
 - Hazard Mitigation Grant Program (HMPG)
 - Hazard Mitigation Grant Program Post Fire
 - High-Hazard Potential Dam (HHPD) Rehabilitation Grant Program



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Plan Structure

- **The benefits of the plan structure - allows local governments to work together to create a multi-jurisdictional plan. Salt Lake County is designated as the lead jurisdiction.**
- **2 Volume structure allows for streamlined organization – readers can easily navigate to the sections most relevant to them.**
- **Volume 1: Countywide Overview Base Plan**
 - Describes the planning process, profiles each identified hazard, assesses Salt Lake County's capabilities, evaluates progress on 2019 mitigation actions, outlines updated/new mitigation actions for the next 5 years
- **Volume 2: Jurisdiction-Specific Annexes**
 - Profiles each identified hazards specific to each community, assesses jurisdictions capabilities, reviews local hazard histories and vulnerabilities, evaluates progress on 2019 mitigation actions, and outlines updated/new jurisdiction-specific mitigation actions for the next 5 years



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Hazard Identification Overview

- **19 hazards identified using historical/current data, modeling tools (HAZUS), and subject matter expert input**
 - *New hazards added since 2019 plan highlighted in red*
 - **Natural Hazards:**
 - Avalanche, Drought, Earthquake, **Extreme Heat**, **Extreme Cold**, Flooding, **Heavy Rain**, Sever Winter Weather, **High-Wind**, Landslide/Slope Failure, **Lightning**, Public Health Epidemic-Pandemic, Radon, Tornado, Wildfire
 - **Man – Made and Technological Hazards:**
 - Civil Disturbance, Dam Failure, Hazardous Materials, Terrorism and Cyberterrorism



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Stakeholder Engagement

- **The plan must provide an opportunity for stakeholders to be involved, including:**
 - Local and regional agencies involved in hazard mitigation activities
 - Agencies that have the authority to implement mitigation actions
 - Neighboring communities
 - Representatives of businesses, academia, and other private organizations
 - Representatives of nonprofit organizations, including community-based organizations that work directly with and/or provide support to underserved communities and socially vulnerable populations



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- **“Whole Community” Approach**
- The plan must document an opportunity for the public to participate.
 - Digital surveys
 - Public workshops
 - Public plan review



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Figure 26: Public Outreach at Copperton Town Days



The Salt Lake County Multi-Jurisdictional Hazard Mitigation Plan is being updated.

El Plan de Mitigación de Riesgos del Condado de Salt Lake está actualizándose.

Figure 24: Social Media Graphic for Public Outreach Survey



Figure 25: Public Outreach at Salt Lake County Senior Expo



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Methodology

- The information gathered during the MJHMP planning process utilized the following five steps:
- **Hazard Identification:** This involves identifying and prioritizing the natural hazards that threaten Salt Lake County, including assets in other jurisdictions
 - **Hazard Profiles:** Each natural hazard that threatens Salt Lake County has a separate hazard profile that includes its location, extent/magnitude/severity, previous occurrences, and likelihood of future events.
- **Identify Assets:** Identify the assets in Salt Lake County at risk to hazards. Information includes people, structures, community lifelines, and other critical facilities; natural, historic, and cultural resources; and the economy and other activities that have value to the community.
- **Analyze Impacts:** Determine where hazards overlap with assets identified in the previous step, including descriptions of the assets' vulnerabilities and describing potential impacts
- **Summarize Vulnerability:** Information from hazard profiles, vulnerability assets, changes in development, potential impacts, and losses are summarized to help Salt Lake County understand the most significant risks and vulnerabilities.



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HMP Annexes

- Analyzes jurisdiction-specific data such as geography, population, and commercial hazards (manufacturing, transportation, etc)
- Identifies funding sources & communicates priorities to stakeholders
- Outlines opportunities to increase community education and awareness
- Builds and reinforces partnerships with government, organizations, businesses & the public
- Identifies long-term strategies for risk reduction with input from stakeholders and the public
- Integrates planning efforts with all other emergency planning & preparedness
- Assists with compliance with FEMA for any future needed cost reimbursement



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Goals of Mitigation Actions

- **Goal 1:** Protect the lives, health, and safety of the county's citizens before, during, and after a disaster.
- **Goal 2:** Protect and eliminate and/or reduce damage and disruptions to critical facilities, structures, and infrastructure from hazards.
- **Goal 3:** Enhance and protect the communications and warning systems in the county.
- **Goal 4:** Promote education and awareness programs, campaigns, and efforts designed to encourage citizens as well as both public and private entities to mitigate and become more resilient to disasters.
- **Goal 5:** Ensure and promote ways to sustain government and private sector continuity of services during and after a disaster.
- **Goal 6:** Advocate, support, and promote the continued coordination and integration of disaster planning efforts throughout the county.
- **Goal 7:** Advocate, support, and promote the use of laws and local regulations and ordinances aimed at mitigating hazards and enhancing resilience.
- **Goal 8:** Preserve and protect natural systems, natural resources, and other environmental assets against the effects of hazards.



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Example of Mitigation Tasks

Action	Hazard(s)	Lead Agency	Potential Partners	Benefits (Losses Avoided)	Cost Estimate	Funding Source(s)	Time-frame	Priority
1. Provide public education regarding floods, earthquakes, extreme cold/heat and heavy rain events.	Floods, Earthquakes, Extreme Cold, Extreme Heat, Heavy Rain	Midvale EM	Midvale PIO, UFA, SLCo EM, NWS, SLCo Public Works, Midvale Public Works	Provides educational benefits to underserved populations. Identifies ways to reduce risk, such as elevating electrical systems, installing sump pumps, understanding flood maps, completing non-structural retrofits, and completing home weatherization projects.	Low	Midvale general funds	Long-term	High
2. Conduct an inventory and assessment of communications equipment and systems and identify needs.	Avalanche, Civil Disturbance, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/Slope Failure, Lightning, Public Health Epidemic/Pandemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Midvale EM	Midvale Public Works, SLCo EM, VECC, Midvale Communications	Enhances interoperability. Early notification of impending disasters to decrease loss of life. Improved relationships with the public and stakeholders. Faster delivery of information.	Low	Midvale general funds	Short-term	Low
3. Conduct training and awareness activities on communications equipment, tools, and systems.	Avalanche, Civil Disturbance, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/Slope Failure, Lightning, Public Health Epidemic/Pandemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Midvale EM	SLCo EM, SLCo Public Works, Midvale Communications, Midvale Public Works	Enhances interoperability. Early notification of impending wildfires to decrease loss of life. Improved relationships with the public and stakeholders. Faster delivery of information.	Low	Midvale general funds	Short-term	Low
4. Establish redundancy for dispatch centers and other critical communications.	Avalanche, Civil Disturbance, Drought, Earthquake, Extreme Heat, Extreme Cold, Flooding, Hazardous Materials Incident, Heavy Rain, High Wind, Landslide/Slope Failure, Lightning, Public Health Epidemic/Pandemic, Radon, Severe Winter Weather, Terrorism, Tornado, Wildfire	Midvale EM	VECC, UCA, SLCo EM, UFA, UPD	Ensure communications lifelines remain functional during a disaster.	High	Midvale general funds, BRIC grant, HMGP grant	Medium-term	Medium



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- Plan was submitted, reviewed and approved by State and Federal Emergency Management Agencies
- Adopted by Salt Lake County Council in July
 - To support project & fund management
- Proposed for adoption to jurisdictions
 - Please review as needed and I am here for any questions
- Midvale Proposal for adoption will be addressed on September 16th.



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6:30 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 6:30 p.m.

I. GENERAL BUSINESS

A. **Welcome and Pledge of Allegiance**

B. Roll Call - Council Members Heidi Robinson, Denece Mikolash, Bryant Brown, Bonnie Billings, and Paul Glover were present at roll call.

C. **Unified Police Department Report – [Chief April Morse]**

Chief Morse began with the stats so far this month but said since it's early in the month and the numbers are expected to rise. During the month of August officers responded to 2,471 calls resulting in 777 cases and right now they are sitting at 231 citations issued.

Chief Morse highlighted the Direct Enforcement Unit. The detectives in that unit were able to locate a gentleman with ties to Midvale. He was wanted for felony warrants of robbery, kidnapping, aggravated assault, witness tampering, and violation of a protective order. The officers initiated a high-risk stop and the suspect fled on foot. The officers pursued him and the suspect tried to escape by entering an apartment building by climbing up a second story balcony. The officers were able to stop him by using police dog Drogo to engage him, allowing the officers to take him into custody.

These same detectives also obtained information about a drug distribution ring at the park that resulted in a search warrant and seizure of over 6,000 fentanyl pills and \$21,000. dollars in US currency.

During the month of August two officers were injured. One with an injury to his bicep and the other was intentionally spit on by a suspect claiming to have hepatitis.

Chief Morse introduced UPD's new Executive Officer for the Midvale Precinct, Lieutenant Rich Wilson. Lieutenant Wilson said he has been with UPD for 23 years, he grew up in Cottonwood Heights and spent a lot of time in Midvale in his youth. He's happy to be in Midvale.

Chief Mazuran spoke about the incident in Tremonton and the connection UPD has with the Tremonton/Garland Departments. Several officers from Midvale attended the funerals and helped cover for the officers wanting to attend the funerals. The funerals on both days were well executed, and proper tributes were paid to the fallen officers and their families.

D. Proclamation Recognizing Fallen Tremonton Officers.

Mayor Gettel read the Proclamation Recognizing Fallen Tremonton Officers into the record.

E. Recognition of Kane Loader for Serving 29 years on the TransJordan Landfill Board.

Mayor Dustin Gettel spoke about the nearly 30 years Kane Loader served Midvale City and even into retirement Kane chose to stay on with the TransJordan Board as Midvale City's representative to ensure that the original goals of getting the transfer station up and running were completed.

Kane Loader talked about his work on the TransJordan Board and thanked the Mayor and Council for the honor of being asked to stay on the TransJordan Board and see the transfer station to fruition. The transfer station is something he will be proud of for the rest of his life.

Mayor Dustin Gettel thanked Kane Loader for his dedication to Midvale City and presented him with a challenge coin medallion and a card.

F. Boys & Girls Club presentation — *[Amanda Gardner, President and CEO of the Boys and Girls Club]*

Amanda Gardner introduced herself and briefly explained her role with the Boys & Girls Club. The Boys & Girls Club has over 60 years of service within the Salt Lake County and the greater Salt Lake area. The club has been in Midvale for many decades, and she expressed gratitude for the support Midvale City has always given to the club as well as the renewed grant from Midvale City.

Just today over 75 kids signed up for the program. They only charge \$20 for the full year and often waive that fee if necessary. Amanda Gardner thanked the Council for recognizing the benefit the club provides to the families and kids in Midvale City.

Council Member Bonnie Billings expressed her gratitude for the Boys & Girls Club. She said she was a club kid growing up.

II. PUBLIC COMMENTS

Sue Armitage, Midvale resident, said she would like to see larger garbage cans and more benches along Main Street.

Nate Rockwood said they've ordered a few more of each and will slowly add them as funds become available.

Aubrey Earl, Midvale resident, presented a potential park opportunity. She said she would like the city to consider purchasing the three lots for sale across the street from her and create a pocket park. A concern the area residents have is if these lots are built on there will be an increase in traffic and trash. She cited a study that said that pocket parks decrease traffic and increase property values in the surrounding neighborhood. She would like the area to stay a community place.

Marvella Sharp Newbold, Midvale resident, said her great grandfather homesteaded the entire area and she has lived in Midvale since 1953. She said she would like the lots to stay zoned for single dwelling homes like the original annexation. She doesn't want a park that will cost money to maintain. She doesn't want her taxes to go up to pay for a park.

Mayor Gettel said the area is zoned single family residential and is not likely to change.

Marvella Sharp Newbold asked if she would be notified if the zoning is changed.

Council Members Bryant Brown and Heidi Robinson explained the requirements of how the noticing of a rezone works.

Keerthana Perla and Vitalia Sun, Youth Council participants, expressed appreciation for the opportunity to speak and presented their glass recycling presentation. They would like to see more opportunities for glass recycling in Midvale. Midvale has only one drop off location to recycle glass. They explained that Utah is 32nd in the nation when it comes to recycling in general and the 2nd least eco-friendly state in the nation. The city does offer a curbside service for glass recycling that only a few people use because it costs extra. They would like to see more drop-off locations at places people go to regularly, like grocery stores. They asked the city council if they could work with the Public Works Department to identify four to five locations to install glass collection containers, coordinate with recyclers on pickup logistics and a way to track usage and results and then present a proposal back to the council.

UTAH 34

The “Waste” Opportunity

Vitalia & Keerthana



Recycling Process is Broken

- ☐ Utah Ranked 32nd in the nation for recycling
- ☐ Second least eco-friendly state in the country
- ☐ Only 16% of glass is being recycled in Utah
- ☐ Worse in Midvale: single glass collection point in the whole city
- ☐ The hidden cost of glass in landfills: ~5% landfill space use

STATE		RANKING MOVEMENT	RECYCLING RATE WITHOUT FFP	ALUMINUM CANS	STEEL CANS	GLASS BOTTLES AND JARS
32	UTAH	-1	14%	16%	15%	16%

Why Should We Act?

- ☐ The current setup is not friendly towards those who would like to to recycle
- ☐ Wasted business opportunity:
 - Landscaping materials
 - Fiberglass
 - Glassphalt



The Cheaper and Better Way

- ☐ Introducing additional collection points at locations with high foot traffic: stores, parks, schools, etc.
- ☐ Win-win-win scenario
- ☐ All eyes on Utah as 2034 Winter Olympic Games approach



Our Request

A motion to direct the city's public works department to take the following actions:

- ☐ Identifying 4-5 potential locations to install collection containers
- ☐ Coordinating with recyclers to work out the logistics of pick-up and usage tracking
- ☐ Present a proposal back to the council



Mayor Dustin Gettel said he would like to see more locations, especially on the east side of Midvale City. He expressed appreciation for the presentation.

Glen Kennedy said the new transfer station will accept glass.

Council Member Bonnie Billings said she represents the east side of Midvale and would also like to see more locations.

Debra Webster, lives west of the cow pasture, said the property in question has the potential for at least four homes and possibly multiple families in each home. Her concerns are increased traffic on her street and a rise in property taxes. She is in favor of a park or community garden in place of building homes.

Alexis said she is also in favor of a pocket park. She asked for an explanation of how the planning process works.

Mayor Dustin Gettel said that Adam Olsen, Midvale's Planning Director, will meet with everyone interested in the Dahl Conference room to answer questions about the pocket park issue.

Brian VanSteenkiste, he lives directly across from the property, said he bought his home because he enjoyed the view of the cow pasture. He would like the area to stay an open space and keep the neighborhood character.

Sawyer Jacobs, lives next to the pasture, said he enjoys an outdoor lifestyle and wants to keep the open feel in the neighborhood and the view of the mountains from his property.

Crayden Wexler, Midvale resident, supports a park on the property. He said he would like a park to use as a community gathering space. The yards of the existing homes are too small to host a Harvest Days block party. He would like to see a community park where neighbors can host something like that; it fosters community and neighbors getting to know one another.

Josh Hartley, Midvale resident and Aubrey's husband, said he was in favor of the park; land is scarce and once a structure is built on the land the space is gone. Pocket parks stay relatively residential and local so increased traffic due to a park won't happen. A park will add property value to the neighboring properties.

Marianne Kazinski said she is in favor of a pocket park or community garden. The area needs large trees that a park can provide. Young families in the neighborhood need a healthy place to go. This would be a green space for everyone, especially for those that have xeriscaped yards.

Pete Allred, Midvale resident, said he would prefer having a green space.

Hailey Brinkman, Midvale resident and lives next to the pasture, said she is on the board of an organization that seeks to protect native land. People often don't realize the ecological impact of continual building. She would like this area to stay a green space.

Council Member Heidi Robinson thanked everyone for coming to the meeting and speaking. Engaging with the public is her favorite part of being on the city council.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings – echoed how great it was to see a full meeting tonight and hear about ideas of how to improve the community. She thanked Kane Loader for working to improve services in Midvale City.

B. Council Member Paul Glover – said he went to the transfer station, and it's amazing. Mosquitoes are still a problem and West Nile Virus has been seen in humans in Salt Lake County. Additionally, the St. Louis Encephalitis Virus has now been identified in mosquitos. He suggested using mosquito spray and wearing long-sleeved clothing to avoid bites. He also suggested visiting the Salt Lake County Health Department website for more information.

C. Council Member Heidi Robinson – extended condolences to the Tremonton officers' families. She thanked Kane Loader for his work on behalf of the transfer station.

D. Council Member Bryant Brown – reminded everyone that school has started so drivers please be aware of the kids walking to and from school. He said he would like to have a handheld microphone available for people that can't get to the podium to speak.

E. Council Member Denece Mikolash – thanked Adam Olsen and the Code Enforcement team for going out and speaking with residents about what is and what isn't working in the community. She thanked the Boys and Girls Club for what they provide for the community.

IV. MAYOR REPORT

A. Dustin Gettel thanked Kane Loader and the residents that came to speak on behalf of their community tonight. He recently attended the Violent Crimes Conference with Chief Morse. It was a valuable use of his time, he learned a lot during the three-day conference and thanked Chief Morse for inviting him. He learned about license plate readers and how there is misinformation about the data that is collected and what it's used for as well as geo fencing, and its uses. He reminded everyone that the Midvale Main Street Classic Car Show is on September 13 from 11am-4pm, on Main Street.

V. CITY MANAGER REPORT

A. Matt Dahl thanked Kane Loader for his years and work on the TransJordan Landfill Board.

VI. PUBLIC HEARINGS

A. RECEIVE PUBLIC COMMENT REGARDING AMENDING VARIOUS USE TABLES IN TITLE 17 OF THE MIDVALE CITY MUNICIPAL CODE CORRECTING CLERICAL ERRORS RELATED TO BUSINESS LICENSE REQUIREMENTS.

Elizabeth Arnold said an audit of all use tables in Title 17 Zoning of the Midvale City Municipal Code was conducted to identify clerical errors relating to business licenses. Clerical errors were identified in the following zones: RM-12, MU, SSC, BJ, RWO, JMO, RC, CI, and TODO. Use tables have been updated to accurately reflect which uses require business licenses.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

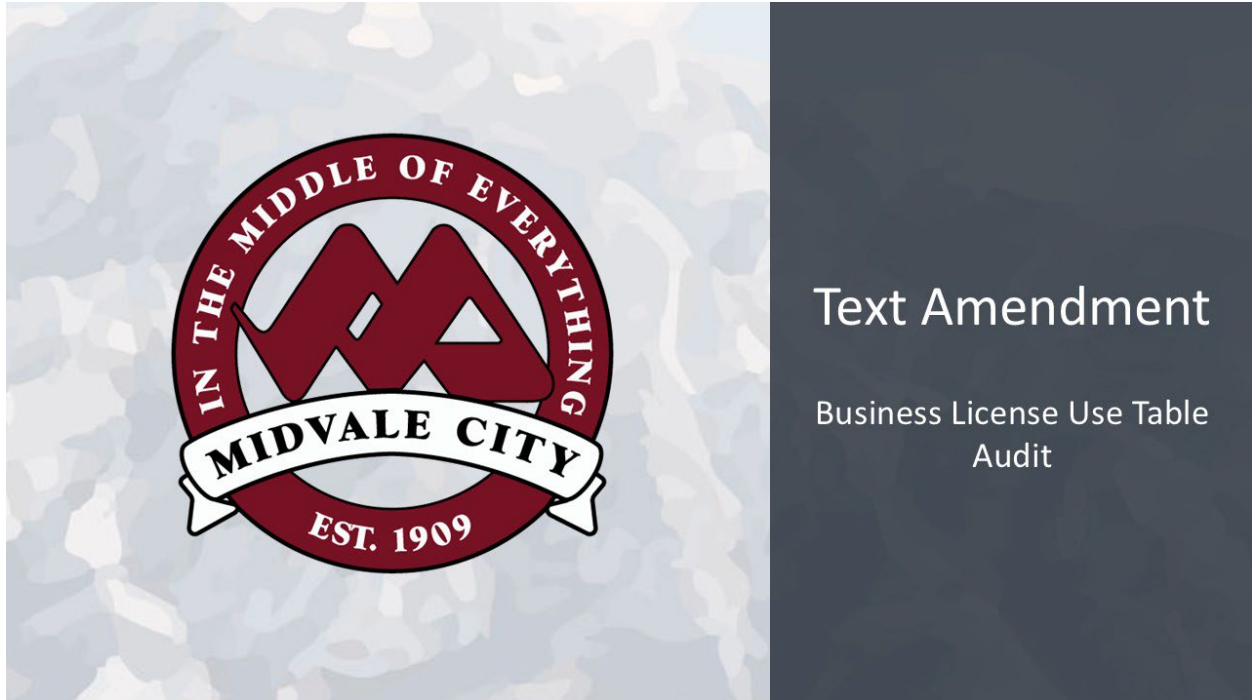
-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original

- language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the fourth criterion listed above by correcting clerical errors.



Text Amendment Criteria

Midvale City Code 17-3-1(F):

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

MOTION: Council Member Paul Glover MOVED to open the public comment section of the hearing. The motion was SECONDED by Council

Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments.

MOTION: Council Member Paul Glover MOVED to close the public comment section of the hearing. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: CONSIDER ORDINANCE NO. 2025-O-14 AMENDING VARIOUS USE TABLES IN TITLE 17 OF THE MIDVALE CITY MUNICIPAL CODE CORRECTING CLERICAL ERRORS RELATED TO BUSINESS LICENSE REQUIREMENTS.

MOTION: Council Member Heidi Robinson MOVED to Approve Ordinance No. 2025-O-14 Authorizing a Text Amendment to various use tables in Title 17 of the Midvale City Municipal Code correcting clerical errors related to business license requirements. The motion was SECONDED by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

B. RECEIVE PUBLIC COMMENT REGARDING AMENDING SECTION 17-7-4.3 OF THE MIDVALE CITY MUNICIPAL CODE RELATING TO MULTIFAMILY DEVELOPMENT STANDARDS.

Elizabeth Arnold said the changes to Section 17-7-4.3 make the lot area calculation for multifamily projects more straight forward and adds language that explicitly states that projects that meet the overall lot area standards for multifamily development can be subdivided to allow for individual ownership of units. Additionally, standards for lot width and lot frontage for multifamily developments were changed to remove unclear language and match the standards for duplexes.

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments have been received as of the writing of this report.

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

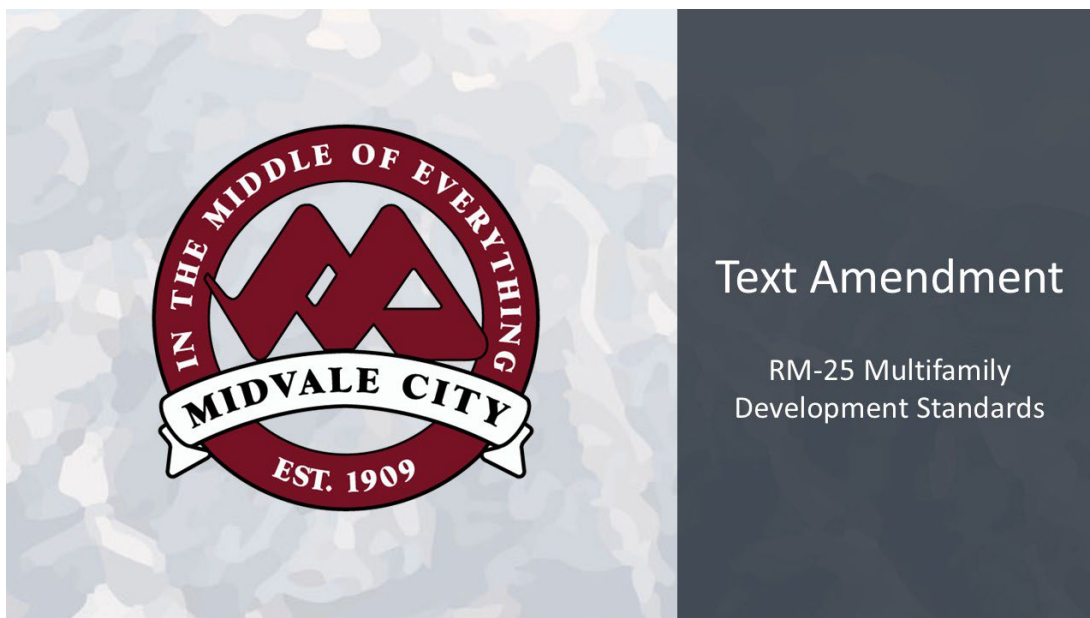
1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the third criterion listed above by providing clarity and consistency.

Council Member Bryant Brown asked how this would be explained to a resident and is this amendment being proposed to be proactive or is there a development waiting for this to happen or both.

Elizabeth Arnold said this will only impact RM25, which is our highest and most dense zone. This won't change anything regarding density or units. Staff are amending this because it will solve some problems they run into often and it takes a lot of time to clear things up and make the process smoother.

Garrett Wilcox explained that this makes the process for someone to have an owner-occupied unit a lot more straightforward without all the different calculations to figure out if a lot can be subdivided, the lot can be looked at as a whole.



Proposed Changes

- Lot area calculation more straight forward
- Projects that meet overall lot area can be subdivided into units
- Lot width/frontage – removes contradictory language, matches duplex standards, removes cul-de-sac exception

Text Amendment Criteria

Midvale City Code 17-3-1(F):

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

MOTION: Council Member Paul Glover MOVED to open the public comment section of the hearing. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

There were no public comments.

MOTION: Council Member Paul Glover **MOVED** to close the public comment section of the hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: CONSIDER ORDINANCE NO. 2025-O-15 AMENDING SECTION 17-7-4.3 OF THE MIDVALE CITY MUNICIPAL CODE RELATING TO MULTIFAMILY DEVELOPMENT STANDARDS.

MOTION: Council Member Heidi Robinson **MOVED** to Approve Ordinance No. 2025-O-15 Authorizing a Text Amendment to Section 17-7-4.3 of the Midvale City Municipal Code relating to multifamily development standards. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye

The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF AUGUST 19, 2025 REGULAR BUSINESS MEETING AND AUGUST 19, 2025 TRUTH IN TAXATION MEETING

MOTION: Council Member Paul Glover **MOVED** to Approve the Consent Agenda. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye

The motion passed unanimously.

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2025-R-51 APPROVING ADOPTION OF PUBLIC ART GUIDELINES

Moir Gray said the Midvale Public Art Guidelines are meant to be a guiding document to assist staff in the execution of Midvale's Public Art Program. The Public Art Guidelines will also be used by artists to help guide them through the project proposal process. It expands the definition of Public Art to include multiple mediums, and gives location, design, and maintenance considerations when choosing public art projects.



Midvale City Public Art Guidelines

September 2, 2025

Project Purpose

Midvale's Public Art Guidelines will be used to guide staff in their execution of Midvale's various public art programs. The Public Art Guidelines will also be used by artists to help guide them through the project proposal process.

Midvale City Public Art Guidelines:

"The purpose of public art is to enhance, celebrate, and reflect the community's history, environment, and culture and promote Midvale City as an arts and culture hub. Midvale City supports this endeavor and has created the following guidelines to ensure consistency and appropriate results."

Public Art Definition

Previous Public Art Guidelines only applied to murals. The definition is now expanded to include more types of public art. This was initiated due to a potential sculpture project.

Midvale City Public Art Guidelines:

“Public art is any work of art or structural design element situated in a public place and open for the public to experience. Works of art include, but are not limited to, the art mediums of: weaving, carving, painting, assemblage, collage, welding, casting, mixed media, multimedia and sculpting.”

Location Selection

Public art pieces are encouraged to be located in areas that are:

- Gathering Places
- Highly Visible to the Public
- Major Entryways to the City

Considerations:

- Exposure to Weathering
- Designed for All Viewpoints
 - Ex. Pedestrians, moving vehicles, etc.

Design Criteria

- **Quality**
- **Authenticity**
- **Community**
- **Other Considerations**

Design Criteria: Quality

Public Art should be of:

- Exceptional Quality
- Enduring Value

Considerations Include:

- Artists' Experience
- Material Selection
- Craftsmanship

"Public art shall be of exceptional quality and enduring value. Consideration shall include artists' experience in successful projects, material selection, craftsmanship and reflect enduring artistic quality."

Design Criteria: Authenticity

- Original Work
- Authentic to the Community
- Compatible with Surroundings

"Successful art projects are authentic to the community and their surroundings. Work shall be original and compatible in style, scale, material, form and content with their surroundings."

Design Criteria: Community

Public Artwork Should:

- Be appropriate for all audiences
- Not reflect partisan politics
- Not contain sexual or religious content
- Not express a commercial aspect (logos, advertisements, etc.)

"The artwork should have the ability to help the community feel both ownership of the art as well as an ongoing appreciation of the work. Work may tell a story of the community's past or present, and may portray a sense of the place, people and spirit that live here. The public art's visual imagery shall be appropriate for all audiences. The imagery shall not reflect partisan politics, contain sexual or religious content, or express a commercial aspect through use of logos, slogans or other advertising messages."

Design Criteria: Other Considerations

- Safety
- Liability
- Accessibility
- Durability
- City Building Codes
- Lighting / Site Preparations

“Public art shall be safe, accessible, durable, and compatible with City Building codes. Lighting and site preparations should be considered. Artwork shall not create safety problems to the public or liability problems to the City.”

Maintenance

- Repair Costs
- Maintenance Schedule

“Artworks should not require excessive maintenance or repair costs. Artworks that require frequent maintenance are discouraged. Consideration of funding for the repair, maintenance, or restoration of artwork should be taken into account when recommending public art.”

Council Member Heidi Robinson asked about maintenance and who would do that.

Moira Gray said the city would be required to maintain the artwork.

Council Member Bryant Brown said “appropriate for all ages” is subjective. He suggested using the Community Standards clause that is built into the murals, which he

felt would be a better approach, so we don't hinder self-expression to the point of not allowing anything thought provoking.

Moir Gray said staff is trying to keep it open enough to allow wiggle room for artistic expression while not allowing offensive material.

MOTION: Council Member Bryant Brown **MOVED** to Suspend the Rules and Pass Resolution No. 2025-R-51 Approving Adoption of the Midvale City Public Art Guidelines. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye

The motion passed unanimously.

B. CONSIDER RESOLUTION NO. 2025-R-52 APPROVING AMENDMENT TO PROGRAM YEAR 2024 SUBRECIPIENT AGREEMENT BETWEEN SALT LAKE COUNTY AND MIDVALE CITY.

Moir Gray said on July 1st, 2024, Midvale City was awarded \$100,000 in Community Development Block Grant (CDBG) funding from Salt Lake County for the Redevelopment Agency's Home Repair Loan Program (HRLP). This funding was in addition to a rollover of \$96,876 from the previous program year, for a total of \$196,876.00. \$34,373.96 of Program Year 24-25 funds remain unspent due to contract delays. Resolution No. 2025-R52 authorizes the Mayor to amend the Agreement with Salt Lake County to extend the period of performance for these CDBG funds until December 31st, 2025.

FISCAL IMPACT:

Midvale City was awarded a total of \$196,876.00 in CDBG funds to support the Home Repair Loan Program for Program Year 24-25. A total of \$34,373.96 still remains unspent. This amendment will extend the deadline to expend the remaining funds to December 31, 2025.



**Amendment of
PY24-25 CDBG
Agreement for the
Redevelopment
Agency's Home Loan
Repair Program**

September 2, 2025

Project Summary: Home Repair Loan Program

The Midvale Home Loan Repair Program provides 5-year forgivable, interest-free loans of up to \$15,000 to individuals making 80% AMI (Average Median Income) and below.

Eligible Repairs:

- Health or safety hazards
- Accessibility modifications
- Code compliance
- Energy improvements
- Renovation improvements that do not become a permanent part of the real property are not eligible.

The program is administered through NeighborWorks Salt Lake.

Project Summary: Funding

The Home Repair Loan program is supported through Community Development Block Grants (CDBG), administered through Salt Lake County.

In PY24-25 we received a total of \$196,876 in CDBG funding. There is \$34,373.96 remaining in the PY24-25 CDBG Agreement with Salt Lake County. Amendment One to the Agreement would allow these funds to be spent until December 31st, 2025.

MOTION: Council Member Bonnie Billings **MOVED** to Suspend the Rules and Pass Resolution No. 2025-R-52 Authorizing the Mayor to amend an agreement with Salt Lake County for Community Development Block Grant Funds to support the Redevelopment Agency's Home Repair Loan Program. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye

The motion passed unanimously.

C. CONSIDER RESOLUTION NO. 2025-R-31 ADOPTING UPDATES TO THE BOARD AND COMMITTEE ASSIGNMENTS FOR MIDVALE CITY

Matt Dahl said Midvale City actively participates in a variety of interlocal, nonprofit, and governmental organizations. Each year, the Mayor and City Council review and appoint representatives to serve on the governing boards and committees associated with these partnerships.

Due to the recent retirement of City Engineer Keith Ludwig and the conclusion of former City Manager Kane Loader's service on the TransJordan Landfill Board, several vacancies must now be filled.

The following positions were previously held by Keith Ludwig and are recommended to be reassigned to Midvale's new City Engineer, Branden Anderson:

- Jordan Valley Water Conservancy District – Drought Committee Member
- Wasatch Front Regional Council – Technical Advisory Committee Member
- South Valley Water Reclamation - Board Member
- Midvale City - Traffic Control Committee Chair
- Air Quality Advisory Board Member

Additionally, it is recommended that Public Works Director Glen Kennedy—who currently serves as the alternate representative for the TransJordan Landfill Board—be appointed as the primary representative. Public Works Deputy Director Jerimie Thorne is recommended to serve as the alternate representative on the TransJordan Landfill and South Valley Water Reclamation Boards.

MOTION: Council Member Heidi Robinson **MOVED** to Approve Resolution No. 2025-R-31 Adopting Updates to the Board and Committee Assignments for Midvale City. The motion was **SECONDED** by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye

The motion passed unanimously.

D. CONSIDER RESOLUTION NO. 2025-R-49 APPROVING THE MIDVALE CANAL TRAIL DESIGN AGREEMENT AMENDMENT WITH CONSOR NORTH AMERICA, INC. FOR FINAL DESIGN OF THE JORDAN AND SALT LAKE CITY CANAL.

Adam Olsen said in 2021, the city received a Technical Planning Assistance Grant from the Utah Department of Transportation (UDOT) to conduct a canal trail feasibility study. The study was completed in 2023. The study identified two canals in Midvale, the Jordan and Salt Lake City Canal and the East Jordan Canal. The Jordan and Salt Lake City Canal enters Midvale at approximately 50 West and 8600 South and runs northeast until it exits the City into Murray by viaduct over I-215 near 900 East. This canal primarily flows through residential neighborhoods but also bisects an industrial area near 8000 South and flows around multiple schools. The canal is owned by Salt Lake City Public Utilities. The East Jordan Canal enters Midvale at approximately 7600 South and 700 East, wraps around Hillcrest High School, and exits into Cottonwood Heights to the east at approximately 7100 South Union Park Ave. Development along this canal is generally

more intense, with higher density residential and commercial development. The canal is owned by the East Jordan Irrigation Company.

Through awarding of grants, the City received funding for final design and construction of a segment of trail along the Jordan and Salt Lake City Canal from 7800 South to 7500 South, adjacent to Midvalley Elementary School. In April 2024, the City issued a request for proposal (RFP) for qualified bidders to provide final design for the segment of trail (Phase I) along the Jordan and Salt Lake City Canal, between 7800 South and 7500 South. After review of bids, Consor North America, Inc., was chosen to proceed with the agreement for the final design of Phase I.

Design work proceeded with Phase I. However, issues regarding right-of-way use and construction demands of Salt Lake City Public Utilities, which owns the Jordan and Salt Lake City Canal, have stalled implementation of the first phase. To fully utilize grant funding before its expiration in December of this year (2025), staff and the Consor team propose an amendment to the contract. The amendment allows Consor to expand design work along nearly the entirety of the canal. This will allow for a more shovel-ready project when issues with the Salt Lake City Public Utilities are ultimately resolved. Upon resolution of issues, staff intends to apply for additional grant funding for actual trail construction.

The contract allows for revision and expansion of scope, per Sections 2 and 34 upon Approval of Council; therefore, the amendment is proposed.

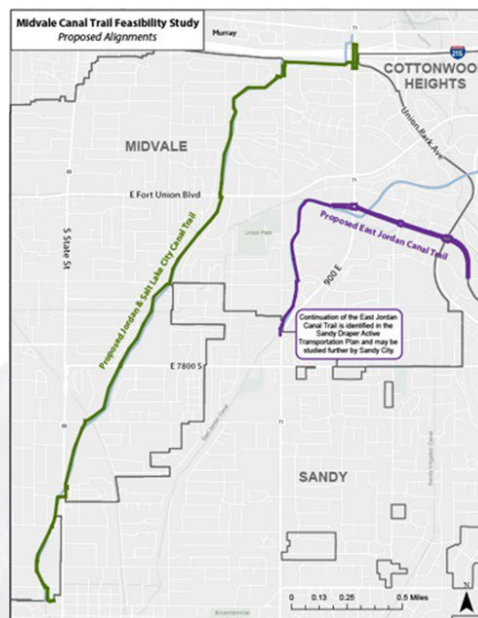


Resolution No. 2025-R-49

Canal Trail Phase I-Agreement Amendment

- Canal Trail Feasibility Study completed 2023.
- Recommended Phase I from 7500 S to 7800 S (Jordan & Salt Lake City Canal) adjacent to Midvalley Elementary.
- Grant Funding to design and construct Phase I.
- Right-of-Way use and construction demands of SLC Public Utilities have stalled Phase I.
- Expanded design of Canal corridor makes use of existing grant funds.

Canal Trail Phase I-Agreement Amendment



MOTION: Council Member Heidi Robinson MOVED to Approve Resolution No. 2025-R-49, Approving the Midvale Canal Trail Design Agreement Amendment to the Midvale Canal Trail Design Agreement with Consor North America, Inc. for Final Design of the Jordan and Salt Lake City Canal. The motion was **SECONDED** by Council Member Paul

Glover. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye

The motion passed unanimously.

E. CONSIDER RESOLUTION NO. 2025-R-50 AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT (STATION AREA PLAN TECHNICAL ASSISTANCE CONSULTANT AGREEMENT) WITH WASATCH FRONT REGIONAL COUNCIL (WFRC) FOR THE FASHION PLACE WEST STATION AREA PLAN.

Adam Olsen said House Bill 462 was passed during the 2022 legislative session. The bill requires municipalities with fixed rail guideways (commuter and light rail) to complete Station Area Plans (SAP's) covering a half mile radius of each fixed rail station. SAP's may be unique to their jurisdiction and setting; however, key aspects will include strategies to increase the availability of affordable housing, promotion of sustainable environmental conditions, enhancement of access to employment opportunities and increase of transportation choices and connections.

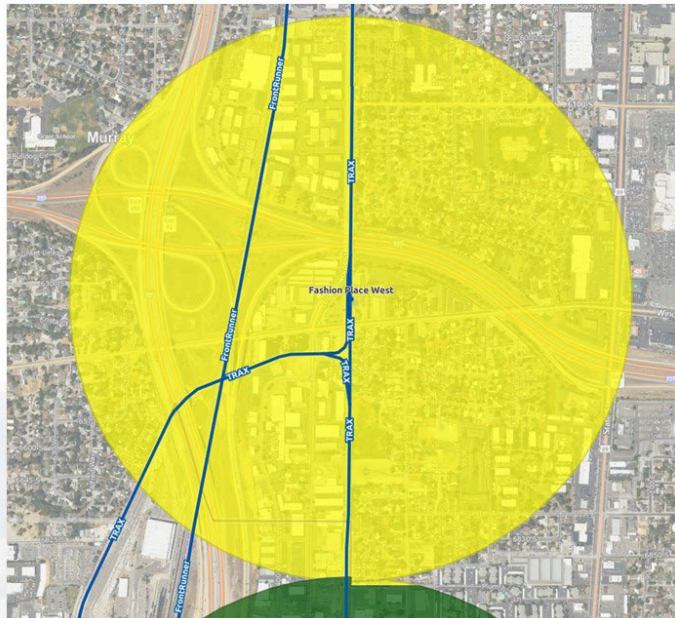
A portion of the Fashion Place West station area lies within Midvale. Midvale and Murray partnered to receive technical assistance grant funding for the Fashion Place West SAP. Funding was received and initial meetings with Murray and the consultant have occurred. Both Cities will ultimately approve the plan; after which it will be submitted to the State for certification.

While the City has no financial obligation in the study, staff time will be involved. The SAP will ultimately be approved by the City Council prior to certification by the State.



Resolution No. 2025-R-50

Fashion Place West Station Area Plan



MOTION: Council Member Bryant Brown MOVED to Approve Resolution No. 2025-R-50 Authorizing the Mayor to Execute an agreement with Wasatch Front Regional Council (WFRC) for the Fashion Place West Station Area Plan. The motion was SECONDED by Council Member Paul Glover. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Heidi Robinson Aye

Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye

The motion passed unanimously.

F. CONSIDER RESOLUTION NO. 2025-R-45 APPROVING A CONTRACT WITH NOLAND & SON CONSTRUCTION CO. INC. FOR EXECUTION OF THE 2025 SEWER REHABILITATION PROJECT.

Branden Anderson said as part of Midvale City's ongoing efforts to improve the community's wastewater systems, Bowen & Collins and Associates completed a Sewer Master Plan in April 2024. The study identified high-priority maintenance areas due to factors such as aging infrastructure, capacity issues, and future growth projections. The proposed 2025 Sewer Rehabilitation Project targets those critical areas; a similar initiative was last completed in 2019-2020.

Following procurement procedures, the City issued a request for bids to find a contractor to complete the 2025 Sewer Rehabilitation Project. Three bids were evaluated based on project approach, qualifications, and price. Noland & Son Construction Co. Inc. received the highest score from City staff and is recommended for the 2025 Sewer Rehabilitation Project, scheduled for completion by May 2026. The contract amount is \$2,616,247.00 and requires Council approval.

Staff recommended City Council approval of the contract with Noland & Son Construction Co. Inc. The legal review is complete, and given the project timeline, a suspension of the rules for approval tonight is requested.

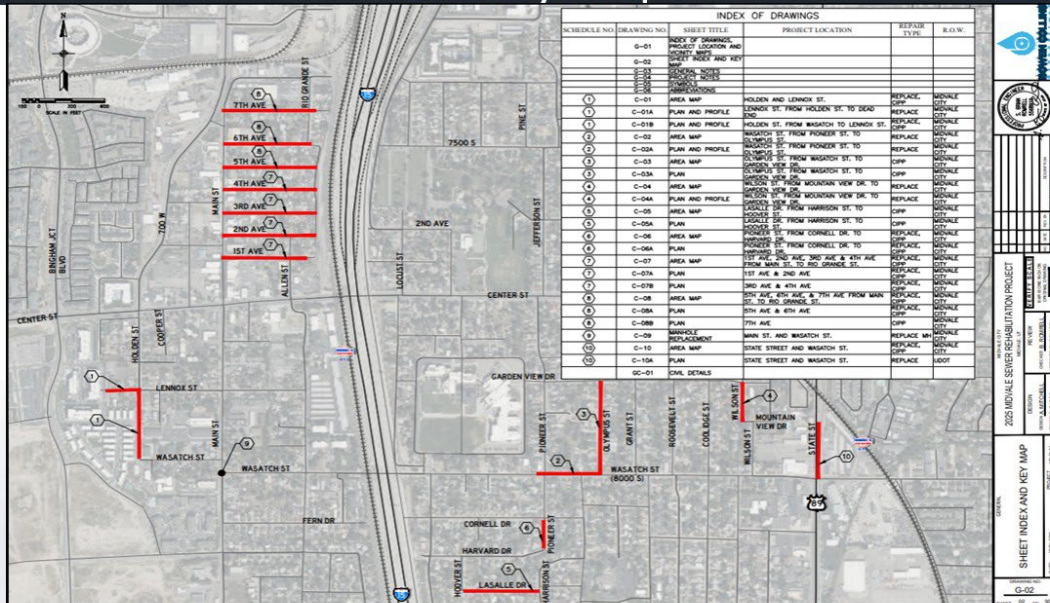
FISCAL IMPACT

The Contract amount of \$2,616,247 will be paid out of the bond proceeds set aside for sewer infrastructure improvements.



2025 Sewer Rehabilitation Project

Vicinity Map



Project Details to Highlight

- 2024 Sewer Master Plan
- Improves the condition of the City's current system
 - Fixes aging infrastructure, non-proper flows, and deterioration of system
 - Repair Options: Replacement or Cured-in-Place Pipe(CIPP) Liner
- Approximate item quantities include
 - 3200 feet of remove and replacement of pipe (10" and 8")
 - 6925 feet of CIPP (8")
 - 175 feet of CIPP (10")
 - New manholes, reconnecting of laterals, all other materials to make connections
- Funding comes from city bonding and utility fees

Council Member Bryant Brown shared a personal experience he recently had with the gas company. He said they didn't explain things well and it didn't seem like they were working with the city.

Branden Anderson said the city works closely with the utility companies and the sewer lines are always lower than the gas lines for safety reasons. They also leave buffer space between the pipes for safety.

MOTION: Council Member Bonnie Billings **MOVED** to Suspend the Rules and Approve Resolution No. 2025-R-45 Approving a Contract with Noland & Son Construction Co. Inc. for Execution of the 2025 Sewer Rehabilitation Project. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye

The motion passed unanimously.

G. REVIEW AND APPROVAL OF RESOLUTION NO. 2025-R-53 ADOPTING THE FIRST AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN SALT LAKE COUNTY HEALTH DEPARTMENT AND MIDVALE CITY

Matt Dahl said the Salt Lake County Health Department and Midvale City previously entered into an Interlocal Cooperation Agreement (Agreement) effective August 15, 2023, to fund the creation of the Midvale Community Coalition and hire a coalition coordinator. The coalition, rebranded as Uplift Midvale, is a dynamic, community-driven effort to reduce youth violence and promote healthy development through evidence-based strategies.

Guided by the nationally recognized Communities That Care (CTC) framework, Uplift Midvale brings together city officials, community stakeholders, and residents to build a safer and more supportive environment for youth aged 6–25. The initiative addresses key social determinants of health and safety. Uplift Midvale is currently in the planning phase of the CTC framework and intends to begin implementation of broad youth oriented strategies in 2026.

The proposed First Amendment to the Agreement adds \$10,000 to CTC funding from Salt Lake County in Year 3 of the payment schedule. The revised total budget is \$1,135,000, with continued funding through June 30, 2027. The budget includes annual funding for five years for the coalition coordinator, community violence epidemiologist, and coalition operations and initiatives.

This amendment strengthens Salt Lake County's commitment to Uplift Midvale and its mission to ensure every young person feels valued, heard, and empowered to lead a healthy and fulfilling life.

A resolution has been prepared along with the proposed First Amendment for the Council's consideration.

MOTION: Council Member Bryant Brown MOVED to Table Resolution No. 2025-R-53 for the next City Council Meeting. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

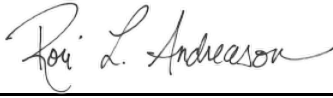
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Denece Mikolash	Aye
Council Member Bonnie Billings	Aye
Council Member Paul Glover	Aye

The motion passed unanimously.

IX. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:16 p.m.



Rori L. Andreason, MMC
H.R. DIRECTOR/CITY RECORDER



Approved this September 16, 2025