



7505 S Holden Street  
Midvale, UT 84047  
801-567-7200  
Midvale.Utah.gov

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## MIDVALE CITY COUNCIL REGULAR MEETING AGENDA November 18, 2025

**Public Notice Is Hereby Given** that the **Midvale City Council** will hold a regular meeting on **November 18, 2025**, at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

### **Electronic & In-Person City Council Meeting**

This meeting will be held electronically and in-person. **Public comments may be submitted electronically to the City Council at [Midvale.Utah.gov/PublicComment](https://Midvale.Utah.gov/PublicComment) by 5:00 p.m. on November 17, 2025.**

The meeting will be broadcast on **You-Tube ([Midvale.Utah.gov/YouTube](https://Midvale.Utah.gov/YouTube))**

### **6:00 p.m. – WORKSHOP**

- Park Operations and Security [*Chief April Morse/Jerimie Thorne, Deputy Public Works Director*]

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### **6:30 p.m. - REGULAR MEETING**

#### **I. GENERAL BUSINESS**

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Unified Police Department Report [*Chief April Morse*]
- D. Youth Council Introductions

#### **II. PUBLIC COMMENTS**

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving their name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the City Council.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on issues not scheduled for public hearing. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

#### **III. COUNCIL REPORTS**

- A. Council Member Bonnie Billings
- B. Council Member Paul Glover
- C. Council Member Heidi Robinson
- D. Council Member Bryant Brown
- E. Council Member Denece Mikolash

#### **IV. MAYOR REPORT**

- A. Mayor Dustin Gettel

**V. CITY MANAGER REPORT**

A. Matt Dahl

**VI. PUBLIC HEARINGS**

- A. Receive Public Comment Regarding the Sale of Property Located at 362 West Center Street to Salt Lake County, and Authorizing the Mayor to Execute the Agreement for Purchase and Sale of Real Property, Midvale Park Operations and Maintenance Interlocal Agreement, and Right of First Refusal **[Matt Dahl, City Manager]**

**ACTION: Consideration of Resolution 2025-R-66 Approving the Sale of Property Located at 362 West Center Street to Salt Lake County, and Authorizing the Mayor to Execute the Agreement for Purchase and Sale of Real Property, Midvale Park Operations and Maintenance Interlocal Agreement, and Right of First Refusal**

- B. Receive Public Comment on the Midvale City Parks, Trails, and Open Space Master Plan and its associated Impact Fees Facilities Plan **[Adam Olsen, Community and Economic Development Director]**

**ACTION: Consider Resolution No. 2025-R-67 Adopting the Midvale City Parks, Trails, and Open Space Master Plan and its associated Impact Fees Facilities Plan (IFFP)**

- C. Receive Public Comment Regarding Amendments to Section 17-7-10.12.5 of the Midvale City Municipal Code Entitled Development Requirements of the Jordan Bluffs Subareas 1-3 Zone Relating to Public Road Standards **[Wendelin Knobloch, Planning Director]**

**ACTION: Consider Ordinance No. 2025-O-21 which amends Section 17-7-10.12.5 of the Midvale City Municipal Code Entitled Development Requirements of the Jordan Bluffs Subareas 1-3 Zone Relating to Public Road Standards**

- D. Receive Public Comment Regarding the Large-Scale Master Plan for the View 78 Apartments Phases 1 and 2 located at 795 W Ivy Dr in the Jordan Bluffs Subareas 1-3 zone **[Wendelin Knobloch, Planning Director]**

**ACTION: Consider approving the Large-Scale Master Plan for the View 78 Apartments Phases 1 and 2 located at 795 W Ivy Dr in the Jordan Bluffs Subareas 1-3 zone**

**VII. CONSENT**

- A. Consider Minutes of October 21, 2025 **[Rori Andreason, H.R. Director/City Recorder]**

**VIII. ACTION ITEMS**

- A. Consider **Resolution No. 2025-R-68** Accepting and Approving the Results of the Municipal General Election held November 4, 2025 as shown on the Canvass Report **[Rori Andreason, H.R. Director/City Recorder]**

- B. Consider **Resolution No. 2025-R-71** Authorizing the Mayor to sign a Development Agreement with PGM Jordan Bluffs, LLC for the Development of the View 78 Apartments Phases 1&2 located at 795 W. Ivy Dr. **[Wendelin Knobloch, Planning Director]**
- C. Consider **Resolution No. 2025-R-63** Authorizing the Execution of a Lease Agreement with Midvale Main Partners, LLC and Waiver of the Associated Annual Rent for the use of a newly constructed Bulb-Out Located on the East Side of the Building at 7598 S. Main St., Midvale, UT 84047 **[Katie Thorne, Community Development Executive Assistant]**
- D. Consider **Resolution No. 2025-R-69** Authorizing the Mayor to execute an Agreement for Compensation for Property Improvements and Conveyances with Zachary P Eldridge and Lynndsey E. Eldridge in connection with the 2025 Roadway and Utility Improvement Project **[Kate Andrus, RDA Director]**
- E. Consider **Resolution No. 2025-R-70** Authorizing the Mayor to enter into a Customer Requested Work Agreement with Rocky Mountain Power in connection with the 2025 Roadway and Utility Improvement Project **[Kate Andrus, RDA Director]**
- F. Consider **Resolution No. 2025-R-72** Approving CDBG Subrecipient Agreement between Salt Lake County and Midvale City **[Moira Gray, Economic Development & RDA Project Manager]**
- G. Consider **Resolution No. 2025-R-73** Consent to Enter into a Pass-Through Agreement with the Redevelopment Agency of Midvale City for Community Development Block Grant Funding to Support the Redevelopment Agency's Home Repair Loan Program **[Moira Gray, Economic Development & RDA Project Manager]**

#### **IX. DISCUSSION ITEMS**

- A. Discuss Proposed Amendment to Midvale City Retirement Benefits **[Rori Andreason, H.R. Director/City Recorder]**
- B. Discuss Proposed Amendments to Midvale City Policies and Procedures Manual **[Rori Andreason, H.R. Director/City Recorder]**
- C. Discuss Proposed Resolution Establishing a Time and Place for Holding Regular City Council Meetings, Designate the Mayor Pro Tempore Schedule, and Adopt the Holiday Schedule for the 2026 Calendar Year **[Rori Andreason, H.R. Director/City Recorder]**
- D. Discuss Semi-Truck Ordinance and New Developments with Commercial Vehicles and Public Roads and Public Parking Lots **[Daniel Van Beuge, Deputy City Attorney]**

#### **X. POSSIBLE CLOSED SESSION**

The City Council may, by motion, enter into a Closed Session for:

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigative proceedings regarding allegations of criminal misconduct.

## **XI. ADJOURN**

***In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711***

***The agenda was posted in the City Hall Lobby, on the City's website at [Midvale.Utah.gov](http://Midvale.Utah.gov) and the State Public Notice Website at [pmn.utah.gov](http://pmn.utah.gov). Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.***

**Date Posted: November 13, 2025**

**Rori L. Andreason, MMC  
H.R. Director/City Recorder**