



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

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## MIDVALE CITY COUNCIL REGULAR MEETING

### AGENDA

January 6, 2026

\*\*\*AMENDED\*\*\*

**Public Notice Is Hereby Given** that the **Midvale City Council** will hold a regular meeting on January 6, 2026 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 January 5, 2026.**

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

**6:00 p.m. – SWEARING IN CEREMONY OPEN HOUSE – SWEARING IN TO FOLLOW AT 7:00 P.M.**

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#### **7:00 p.m. - REGULAR MEETING**

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

- A. UPD HONOR GUARD FLAG CEREMONY
- B. WELCOME AND PLEDGE OF ALLEGIANCE
- C. SWEARING IN OF ELECTED OFFICIALS
- D. ROLL CALL
- E. Unified Police Department Report — *[Chief April Morse]*

##### **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 HEARING**

- A. Receive Public Comment on Amendments to Section 17-7-11.11 of the Midvale Municipal Code to Allow for Rebuilding of Non-Conforming Structures. ***[Wendelin Knobloch, Planning Director]***

**ACTION:** Consider **Ordinance No. 2026-O-02** Amending Section 17-7-11.11 of the Midvale Municipal Code to Allow for Rebuilding of Non-Conforming Structures.

**VII. CONSENT**

- A. **\*\*Consider Minutes of December 2 and December 11, 2025 — *[Rori Andreason, H.R. Director/City Recorder]***

**VIII. ACTION ITEMS**

- A. Consider **Ordinance No. 2026-O-01** Amending the Midvale Municipal Code Chapter 7.04 Emergency Abatement — ***[Garrett Wilcox, City Attorney]***
- B. Consider Approval of **Resolution No.s 2026-R-01, 2026-R-02, and 2026-R-03** Appointing Candice Erickson and Shane Liedtke as Planning Commission Members and Chase Brauchie as a Planning Commission Alternate ***[Dustin Gettel, Mayor]***

**IX. DISCUSSION ITEM**

- A. Discuss Boards and Committee Assignments – ***[Matt Dahl, City Manager]***

**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: January 5, 2025***

***Rori L. Andreason, MMC  
HR Director/City Recorder***



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## **MIDVALE CITY COUNCIL STAFF REPORT 01/06/2026**

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### **SUBJECT**

Consider Ordinance No. 2026-O-02 Amending Section 17-7-11.11 of the Midvale Municipal Code to allow for Rebuilding of Non-Conforming Structures.

### **SUBMITTED BY**

Wendelin Knobloch, Planning Director

### **BACKGROUND AND ANALYSIS**

This code text amendment modifies language within the non-conforming structures section of the Form-Based Code.

Rebuilding and limited expansion of a non-conforming structure is now possible if the use is allowed, the new building footprint does not exceed the original building footprint by more than 20%, and the expanded or rebuilt non-conforming structure matches the aesthetics of the original non-conforming structure or is in compliance with the requirements of Section 17-7-11.6 (Building Types).

Public notice has been sent to affected entities as required in 17-3-9.B of the Municipal Code. No comments were received prior to the completion 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 first, second, and third criteria listed above because the change promotes the following: (Criterion 1) the general plan objective of

preserving and building on the character of Historic Main Street; (Criterion 2) the Municipal Land Use, Development, and Management Act (LUDMA) objectives of promoting prosperity and protecting the tax base; and (Criterion 3) the clear interpretation of code language.

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### **STAFF RECOMMENDATION**

Staff recommends the City Council approve the code text amendment with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F) and meets criteria 1-3.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission unanimously recommended approval of the code text amendment.

### **RECOMMENDED MOTION**

I move that we approve Ordinance No. 2026-O-02 Amending Section 17-7-11.11 of the Midvale Municipal Code to allow for Rebuilding of Non-Conforming Structures with the finding noted in the staff report.

### **ATTACHMENTS**

1. Ordinance No. 2026-O-02

## **ORDINANCE NO. 2026-O-02**

### **AN ORDINANCE AMENDING SECTION 17-7-11.11 OF THE MIDVALE CITY MUNICIPAL CODE TO ALLOW FOR REBUILDING OF NON-CONFORMING STRUCTURES**

**WHEREAS**, pursuant to Utah Code Annotated Sections 10-8-84 and 10-20-501 through 10-20-503, Midvale City (“the City”) has authority to make and amend any regulation of or within zoning districts or any other provision of the land use ordinance to promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality; and

**WHEREAS**, on January 2, 2002, the Midvale City Zoning Ordinance, Title 17 of the Midvale City Municipal Code (the “Code”), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 the Code; and

**WHEREAS**, pursuant to Section 16-01-010 of the Code, the City desires to promote the protection of public health, life and safety; protect the character and social and economic stability of all parts of the city; protect and preserve the value of land throughout the municipality; guide public and private policy and action; establish responsible standards; prevent pollution and degradation of air, streams, and ponds; preserve the natural beauty and topography; and provide for open spaces through the most effective design and layout of the land;

**WHEREAS**, pursuant to Section 17-1-1 of the Code, the City desires to promote coordinated development, redevelopment, effective use of land, and site planning; protect and promote public safety, health, and general welfare by providing adequate light and air, water and sewage control, police, fire and wetlands protection; and secure economy in governmental expenditures; and

**WHEREAS**, the City desires to amend Section 17-7-11.11 of the Midvale City Municipal Code entitled Administration of the Main Street Form Based Code with respect to non-conforming structures; and

**WHEREAS**, the Planning Commission held a public hearing on December 10, 2025, to review the request for amendments and, after considering all the information received, made a recommendation to approve the amendment request to the City Council; and

**WHEREAS**, the City Council of Midvale City, Utah held a public hearing on January 6, 2026; and

**WHEREAS**, after taking into consideration citizen testimony, planning analysis, and the Planning Commission’s recommendation as part of its deliberations, the City Council finds it is appropriate and within the best interest of the City to make changes to the Code.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Midvale City, Utah as follows:

Section 1. The following section of the Midvale City Municipal Code is hereby amended as included in the attachment to this document:

- Attachment A: Amending Section 17-7-11.11

Section 2. This ordinance shall take effect upon the date of first publication.

**PASSED AND APPROVED** this 6<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori Andreason, MMC  
City Recorder

| Voting by City Council | “Aye” | “Nay” |
|------------------------|-------|-------|
| Bonnie Billings        | _____ | _____ |
| Paul Glover            | _____ | _____ |
| Heidi Robinson         | _____ | _____ |
| Bryant Brown           | _____ | _____ |
| Denece Mikolash        | _____ | _____ |

Date of first publication: \_\_\_\_\_

**Attachment A:**

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## **17-7-11.11 Administration.**

### *A. General Requirements.*

1. *Intent.* This chapter intends to promote public health, safety, and general welfare of the community, reflecting the goals established within the general plan of Midvale City and the Main Street small area plan. This chapter intends to increase conformity to the greatest extent possible.

### *B. Scope of Regulations.*

1. *New Development.* All development, construction, and establishment of uses within the limits of this chapter occurring after the effective date of this chapter shall be subject to all applicable regulations of this chapter.

2. *Renovated Structures.* All building renovations affecting a change of use greater than twenty-five percent gross square footage of a structure within the limits of this chapter shall be subject to all applicable regulations of this chapter.

3. *In-Process Development.* Where a building permit for a development has been applied for in accordance with the prior law in advance of the effective date of this chapter, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following requirements are satisfied:

a. Work or construction is begun within one year of the effective date of this chapter; and

b. Work or construction continues diligently toward completion.

4. *Nonconformance.* After the effective date of this chapter, existing buildings and uses that do not comply with the regulations of this chapter shall be considered nonconforming and are subject to the standards of this chapter.

a. *General Provisions.*

i. *Permissions.*

(A) Any nonconforming lot, use, structure, or sign that was lawfully established before the FBC was implemented may continue as long as the nonconformity remains legal and complies with all other FBC nonconformity requirements.

ii. *Administration.*

(A) Any rights conferred on a nonconformity remain with the property and are not affected by changes in tenancy or ownership.

(B) The burden of establishing the existence of a conformity prior to the FBC implementation is on the applicant.

(C) Determinations about the existence of a legal nonconformity shall be made by the community development director.

iii. *Limitations.*

(A) Any lot, use, structure, or sign that was illegal prior to implementation of the form-based code remains illegal if it does not conform to the form-based code.

(B) Nonconformity regulations apply to all projects that were submitted for approval before implementation of the form-based code. All projects submitted after implementation of the form-based code shall meet the requirements of the form-based code.

(C) If any portion of the form-based code is judged invalid by a jurisdictional court, that judgement shall not affect the remaining portions of the form-based code.

iv. *Uses.*

(A) *Permissions.*

(1) An existing nonconforming use may be extended to the entire floor area of the building it is located in.

(2) Structures containing nonconforming uses may be altered according to the requirements of the form-based code.

(3) If a structure containing a nonconforming use is damaged or destroyed, the nonconforming use may be reestablished at the same scale as it operated prior to the destructive event.

(B) *Limitations.*

(1) Nonconforming uses may be expanded to additional parcels provided, however, the building into which the use expands otherwise fully complies with the form-based code.

(2) An existing nonconforming use may not be changed to a different nonconforming use.

(3) If a nonconforming use is abandoned, any future use shall be a conforming use. When a nonconforming use transitions to a conforming use, it shall not be changed back to any nonconforming use.

v. *Structures.*

(A) *Permissions.*

(1) Nonconforming structures may be altered if:

~~(a) the alteration is required by law to restore the structure to a safe condition;~~

~~(b) the alteration eliminates a nonconformity and does not expand a nonconformity or create a new nonconformity; or~~

~~(c) the alternation is necessary for routine repair or maintenance.~~

(2) Nonconforming structures may be ~~altered expanded or rebuilt if the if~~ the following conditions are met ~~alteration:~~

~~(a) Is routine repair or maintenance~~ the use of the nonconforming structure is allowed under Section 17-7-11.3;

~~(b) Eliminates a nonconformity~~ the building footprint of the rebuilt or expanded nonconforming structure does not exceed 20% of the

~~nonconforming structure's building footprint in existence when this Chapter originally took effect; and~~

~~(c) -the expanded or rebuilt nonconforming structure either matches the aesthetics of the original nonconforming structure or is in conformance with the requirements of Section 17-7-11.6 Does not expand an existing nonconformity; or~~

~~(d) Does not create a new nonconformity.~~

~~(3) Nonconforming structures and parking lots may be expanded if the expansion is conforming or increases the overall conformity of the property.~~

(43) In the event of damage or destruction to a nonconforming structure which is damaged or destroyed by fire, earthquake, or other calamity beyond the control of the owner, the building may be reconstructed or repaired to the conditions which existed prior to the casualty, provided the structure or structures existed as legally established structures. All such construction or repairs shall be started within twelve months from the date of damage and shall be diligently pursued to completion.

(54) Existing nonconforming structure facades may be altered if the modifications do not increase the amount of nonconformity.

(B) *Limitations.*

(1) If a nonconforming structure is damaged or destroyed, all permits for rebuilding, restoration, or repair must be granted within one year of the damage or destruction. If the applicant requests an extension, the community development director may grant no more than one extension, not to exceed one year in length.

(2) If a nonconforming structure is relocated, the structure shall fully comply with the current zoning regulations of the parcel to which it is moved.

(3) If all required permits for the rebuilding, restoration, or repair of a damaged or destroyed nonconforming structure are not granted within one year of the damage or destruction, and no extension period is granted, the structure may be rebuilt, restored, or repaired only if it conforms to the requirements of the form-based code.

5. *Exempt Activities.* The activities within this section are exempt from the requirements of this chapter. Building permits may still be required under the building code for actions taken in accordance with this section.

- a. Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
- b. Replacement of existing windows, doors, or fixtures that do not change the transparency percentage of the building.
- c. Interior construction that does not result in change of use and is not visible from the exterior of the building.
- d. Emergency repairs ordered by any city official in order to protect health and safety.

6. *Appeals.*

- a. All city decisions which interpret or administer this chapter may be appealed to the planning commission within ten days of final action by filing notice of appeal with the community and economic development department.
- b. Following final action by the planning commission, any person with standing to challenge the decision may, within ten days of the final action, appeal the decision to the appeal authority following the process defined in Section [17-3-14](#).

7. Any state or federal regulations that apply within the form-based code area, and are in conflict with form-based code regulations, shall supersede the form-based code regulations.

C. *Minor Modifications to a Site Plan.* The community development director may approve minor modifications to an approved site plan. Modifications may be evaluated through a letter of application and the provision of the reasoning behind the request. Such requests may be made for:

1. Minor modifications to proposed landscaping plans, pursuant to the modification standards established.
2. Minor modifications to buildings, including setbacks and materials, pursuant to the modification standards.
  - a. Building materials that reflect the intent of the original material.
  - b. The city may modify the requirements of this chapter where full compliance is impossible due to the existing site or building conditions.
3. Minor modifications to parking requirements, pursuant to the development of an alternative parking plan. (Ord. 2020-04 § 1 (Att. A))

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**The Midvale Municipal Code is current through Ordinance 2025-15, passed September 2, 2025.**

Disclaimer: The city clerk's office has the official version of the Midvale Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.midvalecity.org](http://www.midvalecity.org)

[Hosted by General Code.](#)



**CITY COUNCIL MEETING**  
**Minutes**  
**Tuesday December 2, 2025**

**Council Chambers**  
**7505 South Holden Street**  
**Midvale, Utah 84047**

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**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 - Excused

**STAFF:** Matt Dahl, City Manager; Rori Andreason, HR Director/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 Jason Mazuran, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

**6:00 p.m. – REGULAR MEETING**

Mayor Dustin Gettel called the business meeting to order at 6:02 p.m.

**I. GENERAL BUSINESS**

**A. Welcome and Pledge of Allegiance**

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

**C. Unified Fire Authority Report**

Chief Nathan Kay said in November they had a recruit graduation, graduating 20 new recruits with two of them currently working in Midvale during their probationary period.

The Chief reported that the department's community risk reduction message is to urge residents to use the 211 Utah and the services they provide to take some of the burden off the 911 response.

Chief Kay said the December safety message is to be cautious with home heating equipment; 46% of home fires start from heating equipment and 40% of those are from

space heaters. He said to keep space heaters away from combustible materials like furniture, blankets, and clothing.

The Chief reported that for the month of November they ran 303 calls in Midvale City and 133 (44%) were emergent. Year to date they have had 3,814 calls compared to last year's 3,943 total, putting them on track to exceed last year's call volume.

**D. Community Building Community Presentation**

Mauricio Agramont, Community Building Community, thanked the Council for their support. Mauricio Agramont introduced Steve Bass, Director of Operations; Bella Waller and Cade Solich, Student Leaders, responsible for assisting patients get access to primary care.

Steve Bass thanked the Council for allowing CBC to attend the meeting. Steve said that the CBC was begun out of a City initiative in 1998 with a desire to explore health needs in the community. The CBC eventually became a 501(c)(3) Community Health Clinic and Family Center in 2012. The CBC primary goal is to provide health care access to uninsured working families. Steve Bass went over all the services CBC offers including the 2025 Patient/Client Demographics.

Bella Waller, second year medical student at the U of U and student leader at CBC, talked about her experiences at CBC and expressed gratitude for the opportunity to work there.

Cade Solich, second year medical student and student leader at CBC, agreed with what Bella said and reported that a recent curriculum change now requires medical students to rotate through community health clinics making it a fundamental part of their education. He said he appreciates the opportunity to engage with the community and the patients in such a unique way. Cade went on to explain that there are other students at CBC and they each have a unique role in the clinic.

Mauricio Agramont said they have exciting things coming to the CBC. He said the CBC is starting a partnership with the College of Nursing, and on Friday's Nurse Practitioners are seeing patients at the clinic. With this new partnership, the clinic will be able to increase patient visits from four to 12 on Friday's. He thanked the students and said it's an honor to serve as the chair of the CBC.

## MIDVALE COMMUNITY BUILDING COMMUNITY



49 W. CENTER STREET  
MIDVALE, UTAH 84047

## CBC'S MISSION & VISION



- 501(C)(3) COMMUNITY HEALTH CLINIC & FAMILY CENTER
- PROVIDE HEALTH CARE ACCESS TO UNINSURED WORKING FAMILIES
- REDUCE EMERGENCY DEPARTMENT USE THROUGH PRIMARY CARE SERVICES
- TRAIN FUTURE DOCTORS
- AIM: HOLISTIC APPROACH TO ENHANCE OVERALL HEALTH AND WELLBEING OF OUR CLIENTS AND THE LARGER COMMUNITY

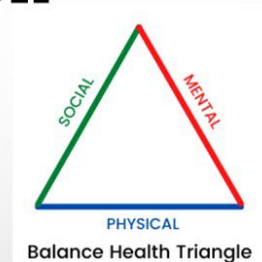
## THE “FOUR PILLARS” OF THE CBC

- MEDICAL SERVICES
- DENTAL SERVICES
- MENTAL HEALTH SERVICES
- FAMILY SERVICES



## CBC'S “INTEGRATED SERVICES MODEL”

- WHAT IS OUR INTEGRATED SERVICES MODEL?
- BALANCED HEALTH TRIANGLE
- COME TO CBC FOR ONE SERVICE, ENGAGE WITH OTHER SERVICES
- OUR COMMUNITY HEALTH WORKERS ARE THE GLUE!



## MEDICAL SERVICES

- PRIMARY MEDICAL CARE
- PEDIATRIC CARE
- SPECIALTY CARE
  - INTERNAL MEDICINE
  - OBGYN
  - DERMATOLOGY
  - OPHTHALMOLOGY
  - PHYSICAL THERAPY
  - NEUROLOGY
  - ORTHOPEDIC
  - AUDIOLOGY



## DENTAL SERVICES

- FULL ADULT DENTAL CARE
  - FILLINGS
  - EXTRACTIONS
  - IMPLANTS
  - CROWNS
  - ROOT CANALS
- FULL PEDIATRIC DENTAL CARE
- DENTAL HYGIENE - SLCC
- DENTAL HEALTH EDUCATION
- "GIVE KIDS A SMILE DAY"



## MENTAL HEALTH SERVICES

### INDIVIDUAL & GROUP

- **PSYCHOLOGICAL THERAPY**
- **PEER SUPPORT**
- **EMOTIONAL SUPPORT GROUPS**
- **PSYCHIATRY SERVICES**



## FAMILY SERVICES

- **UTAH FOOD & DIAPER BANK DISTRIBUTION PANTRY**
- **PARENTING EDUCATION COURSES**
- **AFTERSCHOOL & YOUTH CLASSES**
- **NUTRITION & FITNESS CLASSES FOR ADULTS & KIDS**
- **LEGAL CONSULTATION SERVICES**
- **CLOTHING & HOUSEHOLD ITEMS DISTRIBUTION**



## FY2025 PATIENT/CLIENT DEMOGRAPHICS

- **TOTAL HEALTH VISITS: 7,933 (MEDICAL, DENTAL & MENTAL HEALTH)**
- **TOTAL NEW PATIENTS: 1,931**
- **TOTAL UNINSURED/UNDERINSURED: 90%**
- **INCOME BREAKDOWN**
  - **BELOW 100% OF FPL: 37%**
  - **101 TO 200%: 41%**
  - **ABOVE 200%: 14%**
  - **UNREPORTED: 8%**
- **GENDER BREAKDOWN: FEMALE: 56% MALE: 42% OTHER: 2%**
- **AGE BREAKDOWN: 0-18: 21% 19-64: 73% 65+: 6%**



## COMMUNITY SERVICE – “GIVING BACK”



- **150 COMMUNITY VOLUNTEERS**
- **UPLIFT MIDVALE COALITION**
- **VOLUNTEER AT HARVEST DAYS & PARADE**
- **VOLUNTEER AT LAS MUROS ON MAIN; MIDVALE CITY MURAL FESTIVAL**
- **2024 “SPIRIT OF HARVEST DAYS” AWARD**

**Midvale Community Building Community, Inc.**  
**Statements of Revenues, Expenses, and Changes in Net Assets**  
**(Modified Cash Basis)**

|  | <b>For the Years Ended<br/>June 30,</b> |                   |
|--|---|-------------------|
|  | <b>2024</b>                             | <b>2023</b>       |
| <b>Revenues:</b>                                 |   |                   |
| <b>Program Income:</b>                           |   |                   |
| Dental Fees                                      | \$ 461,942                              | \$ 353,859        |
| Medical Fees                                     | 37,109                                  | 32,230            |
| Mental Health and Legal Fees                     | 22,014                                  | 460               |
| <b>Total program income</b>                      | <b>521,065</b>                          | <b>386,549</b>    |
| <b>Grant Support:</b>                            |   |                   |
| State of Utah - Primary Care Grant               | 100,000                                 | 100,000           |
| State of Utah - CCP Grant                        | 112,198                                 | 137,329           |
| State of Utah - Other Grants                     | 26,167                                  | 5,000             |
| Midvale City - Community Grant                   | 40,000                                  | 40,000            |
| Centura Health                                   | 150,000                                 | -                 |
| Cigna Group                                      | -                                       | 77,560            |
| National Association of Free Clinics             | 40,000                                  | 40,000            |
| Tobacco E-Cig Enforcement                        | 20,000                                  | -                 |
| National Association of Chronic Disease          | 12,500                                  | 37,500            |
| Volunteers of America Multi-Family Collaborative | 13,124                                  | 13,124            |
| Communities That Care, Summit County             | 12,667                                  | -                 |
| Other grant support                              | 28,208                                  | 23,732            |
| <b>Total grant support</b>                       | <b>554,864</b>                          | <b>474,245</b>    |
| <b>Other Support:</b>                            |   |                   |
| Donations, Interest and Other Income             | 38,599                                  | 13,151            |
| <b>Total other support</b>                       | <b>38,599</b>                           | <b>13,151</b>     |
| <b>Total Revenues</b>                            | <b>1,114,528</b>                        | <b>873,945</b>    |
| <b>Expenses:</b>                                 |   |                   |
| Employee Compensation                            | 486,980                                 | 412,033           |
| Contract Labor                                   | 246,887                                 | 116,417           |
| Laboratory Costs                                 | 57,616                                  | 46,254            |
| Rental Expense                                   | 56,646                                  | 52,446            |
| Supplies   | 61,741                                  | 43,808            |
| Outside Services                                 | 19,996                                  | 43,663            |
| Utilities, Telephone and Internet                | 15,391                                  | 14,690            |
| Interest on SBA EIDL Loan                        | 7,692                                   | 5,128             |
| Software Subscriptions                           | 7,465                                   | 4,620             |
| Bank and Credit Card Fees                        | 6,853                                   | 5,293             |
| Insurance  | 6,387                                   | 3,168             |
| Depreciation                                     | 4,288                                   | 6,465             |
| Repairs and Maintenance                          | 3,302                                   | 9,417             |
| Miscellaneous Expense                            | 6,120                                   | 6,088             |
| <b>Total Expenses</b>                            | <b>987,364</b>                          | <b>769,490</b>    |
| <b>Revenues in Excess of Expenses</b>            | <b>127,164</b>                          | <b>104,455</b>    |
| <b>Net Assets at the Beginning of the Year</b>   | <b>383,201</b>                          | <b>278,746</b>    |
| <b>Net Assets at the End of the Year</b>         | <b>\$ 510,365</b>                       | <b>\$ 383,201</b> |

Proceedings of City Council Meeting  
December 2, 2025

| Midvale Community Building Community Inc.<br>Balance Sheets<br>(Modified Cash Basis) |            |            |
|--|------------|------------|
|  | June 30,   |            |
| Assets:  | 2024       | 2023       |
| Current Assets   |            |            |
| Cash and cash equivalents  | \$ 648,957 | \$ 518,781 |
| Fixed Assets:  |            |            |
| Clinic and Office Equipment, at cost   | 47,543     | 42,381     |
| Accumulated Depreciation   | (36,248)   | (31,961)   |
| Fixed Assets, Net of Accumulated Depreciation  | 11,295     | 10,420     |
| Other Assets:  |            |            |
| Lease Deposit  | 4,000      | 4,000      |
| Total Assets   | \$ 664,252 | \$ 533,201 |
| Liabilities:   |            |            |
| Current Liabilities:   |            |            |
| Credit Card Liability  | \$ 3,887   | \$ -       |
| Total Current Liabilities  | 3,887      | -          |
| Long-Term Liabilities:   |            |            |
| SBA - Economic Injury Disaster Loan  | 150,000    | 150,000    |
| Total Liabilities  | 153,887    | 150,000    |
| Net Assets:  |            |            |
| Unrestricted   | 510,365    | 383,201    |
| Total Liabilities and Net Assets   | \$ 664,252 | \$ 533,201 |

**Midvale City**

**FY23**

|  |             |
|--|-------------|
| Rent.....                              | \$24,000.00 |
| Dental provisions .....                | \$10,400.00 |
| Medical provisions .....               | \$ 4,300.00 |
| Community education and outreach ..... | \$ 1,300.00 |
| TOTAL.....                             | \$40,000.00 |

## **II. PUBLIC COMMENTS**

Luke Maynes, Secretary for Midvale Community Council, said they are officially a 501(c)(3) nonprofit if anyone would like to donate. On December 17<sup>th</sup>, the Community Council are having an open Midvale Community Council holiday party that everyone is welcome to attend. It is a potluck event, and they will be talking about all of the great plans the Community Council has in store for 2026. In January, the terms of the Executive Committee end so, according to their bylaws, there will be an election of new committee members in January.

Chief Jason Mazuran, Unified Police, said on December 13 they will be having their annual Shopping with the Shield event. They will be shopping at Walmart with families from around the city and county beginning at around 7 am. The store is closed to the public for several hours for this event. The Chief personally invited the mayor and council to attend.

## **III. COUNCIL REPORTS**

**A. Council Member Bonnie Billings** – had nothing to report.

**B. Council Member Paul Glover** – Wished everyone a great holiday season. He also expressed appreciation for the cards and flowers from the city.

**C. Council Member Heidi Robinson** – Excused

**D. Council Member Bryant Brown** – Thanked Public Works for putting up the Christmas lights up on the light poles; they look great.

**E. Council Member Denece Mikolash** – said she hopes to see everyone at the Light Up Main Street next Saturday. She also reminded everyone that it is Giving Tuesday and to please support.

## **IV. MAYOR REPORT**

**A.** Mayor Dustin Gettel reviewed the dates of the upcoming events. December 9<sup>th</sup> is the employee holiday party. December 11<sup>th</sup> is the Legislative Breakfast at Cactus and Tropicals starting at 7:30 a.m. December 13<sup>th</sup> is Light Up Main Street from 5-8 pm, December 15<sup>th</sup> is a Hanukkah Menorah Lighting at City Hall beginning at 6:30 pm, December 17<sup>th</sup> is the Community Council Holiday Potluck at 6:00 p.m. at the Tyler Library.

## **V. CITY MANAGER REPORT**

**A.** Matt Dahl said the Mayor has been elected to a few new positions and asked him if he would like to announce those positions.

Mayor Gettel said he has been elected as Vice Chair for the Council of Governments and was elected as Vice Chair of the Board of Directors of UPD. He said he is excited to serve in that role.

Matt Dahl said congratulations to Luke Maynes for getting the 501(c)(3) status. He said this is the last meeting of the year; the next meeting is January 6<sup>th</sup> where the re-elected officials will be sworn in. Just a reminder that there will be a reception for the re-elected officials during the workshop at the January 6<sup>th</sup> meeting from 6-7. At the last meeting, a few people said they were struggling to hear council members so please keep the microphone close when speaking.

**VI. CONSENT AGENDA**

- A. CONSIDER MINUTES OF NOVEMBER 18, 2025.**
- B. CONSIDER RESOLUTION NO. 2025-R-74 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.**
- C. CONSIDER RESOLUTION NO. 2025-R-75 ADOPTING THE AMENDMENTS TO THE MIDVALE CITY POLICIES AND PROCEDURES MANUAL.**
- D. CONSIDER RESOLUTION NO. 2025-R-76 AUTHORIZING THE MAYOR TO ENTER INTO RETIREMENT PLAN ADVISORY AGREEMENTS WITH GROUP BENEFIT SERVICES (GBS).**
- E. 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).**

**MOTION:** Council Member Paul Glover MOVED to Approve the Consent Agenda. 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 Bryant Brown    | Aye    |
| Council Member Denece Mikolash | Aye    |
| Council Member Bonnie Billings | Aye    |
| Council Member Paul Glover     | Aye    |
| Council Member Heidi Robinson  | Absent |

The motion passed unanimously.

**VII. ACTION ITEM**

- A. CONSIDER ORDINANCE NO. 2025-O-23 AMENDING MIDVALE MUNICIPAL CODE SECTION 10.6.150 OVERNIGHT PARKING OF CERTAIN VEHICLES PROHIBITED AND ENACTING MIDVALE MUNICIPAL CODE SECTIONS 10.16.160 COMMERCIAL VEHICLE PARKING PROHIBITED AND 10.16.170 CITY PARKING FACILITIES REGULATONS.**

Daniel Van Beuge said Midvale has been dealing with issues related to commercial vehicles parking on public streets and in public parking lots. In several instances, public streets and public parking lots are being utilized as commercial vehicle storage. There has also been an ongoing issue with oversized vehicles creating hazards by parking on public streets.

On November 18, 2025, City Council discussed these issues with staff during their regular City Council Meeting. The Council directed staff to prohibit oversized and commercial vehicles from parking on City streets at all times. The Council also directed staff to prohibit overnight parking and limit commercial vehicle parking in City-owned and operated parking lots. The Council stated their desire to have broad prohibitions on commercial vehicle parking in order to address a myriad of current parking issues related to tow trucks, limousines, and peer-to-peer rental vehicles.

Following the Council's guidance, staff has drafted proposed Midvale Municipal Code text amendments and enactments for the Council's consideration to address current parking issues. As per the Council's direction, the proposed code text enactments have been drafted broadly to ensure that they account for all types of commercial vehicles.



## Midvale City Code Parking Amendments & Enactments

Daniel Van Beuge  
Deputy City Attorney  
Presented on December 2, 2025

## Midvale City Code Amendment

Midvale City Code Section 10.16.150 *Parking of certain vehicles prohibited*

- Changed from no overnight parking of oversized vehicles to no parking any time, with some exceptions.
- The exceptions allow for oversized vehicles to be parked if the vehicle is actively loading or unloading people or property.

## Midvale City Code Enactments

Midvale City Code Section 10.16.160 *Commercial vehicle parking prohibited*

- Prohibits parking vehicles used for commercial purposes on any street, with some exceptions.
- The exceptions allow for parking while the vehicle is actively engaged in work, such as loading, unloading, or performing a service.
- The section is enhanceable for repeat offenders.

## Midvale City Code Enactments

### Midvale City Code Section 10.16.170 *City parking facilities regulations*

- Prohibits overnight parking and extended commercial vehicle parking in City-owned or operated parking lots.
- Vehicles owned by the City, employees, contractors, or otherwise permitted by the City are exempt.

Council Member Bryant Brown said the residents that reached out to him about this amendment were supportive of it.

Mayor Dustin Gettel asked for a timeline on when this will begin to be enforced.

Garrett Wilcox said that State Code requires that the Ordinance be noticed the earlier of 20 days from when it's posted or 30 days from when it's passed before enforcement can begin. It will be noticed tomorrow so 20 days from tomorrow before enforcement can begin.

**MOTION:** Council Member Bryant Brown MOVED to Approve Ordinance No. 2025-O-23 Amending Midvale Municipal Code Section 10.16.150 Overnight Parking of Certain Vehicles Prohibited and Enacting Midvale Municipal Code Sections 10.16.160 Commercial Vehicle Parking Prohibited and 10.16.170 City Parking Facilities Regulations. 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:

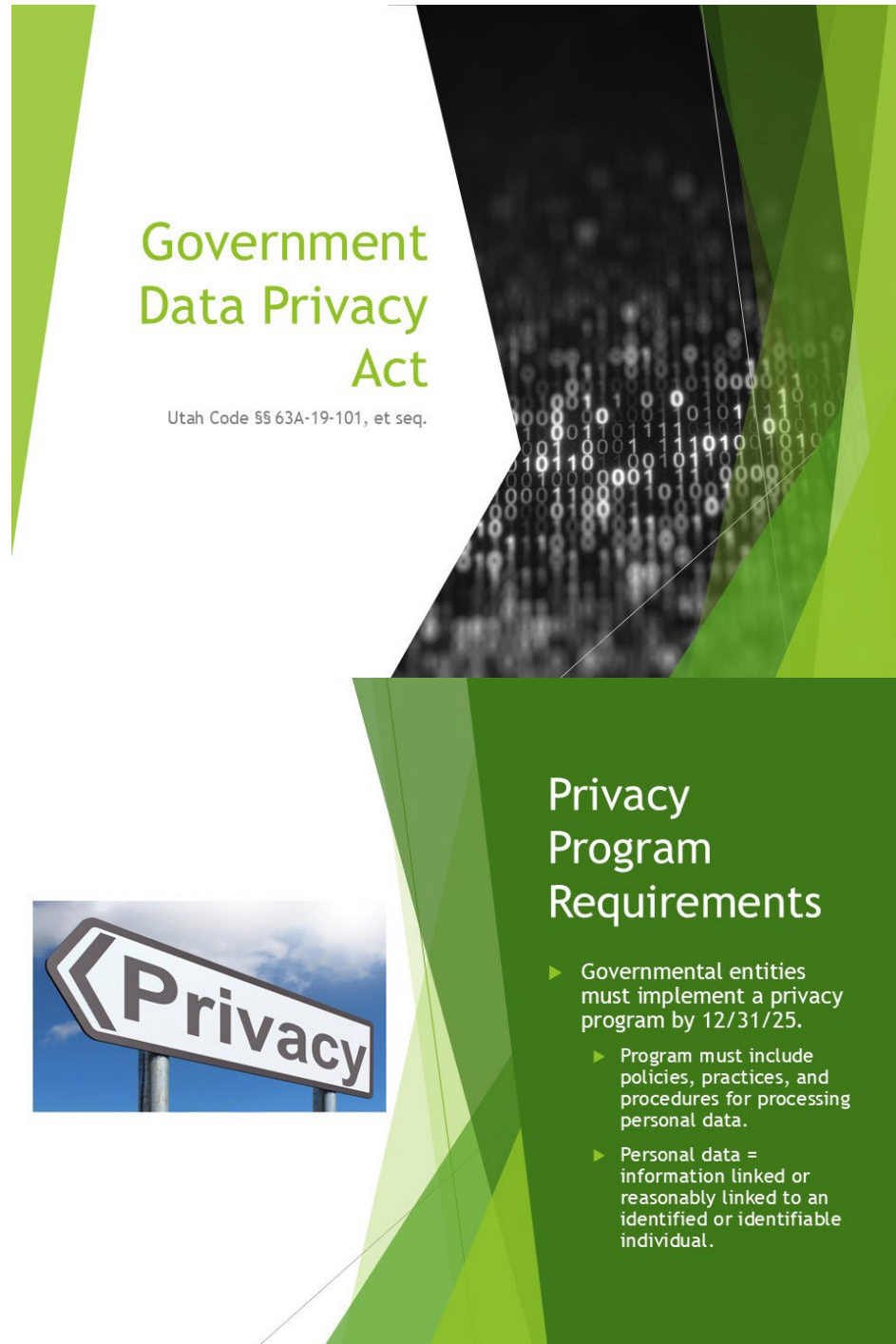
|                                |        |
|--------------------------------|--------|
| Council Member Denece Mikolash | Aye    |
| Council Member Bonnie Billings | Aye    |
| Council Member Paul Glover     | Aye    |
| Council Member Heidi Robinson  | Absent |
| Council Member Bryant Brown    | Aye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

The motion passed unanimously.

## VIII. DISCUSSION ITEMS

**A. DISCUSS UTAH STATE GOVERNMENT DATA PRIVACY ACT.**

Rori Andreason discussed the Government Data Privacy Act and the program requirements as well as the due dates for compliance.



## Government Data Privacy Act

Utah Code §§ 63A-19-101, et seq.

### Privacy Program Requirements

- ▶ Governmental entities must implement a privacy program by 12/31/25.
  - ▶ Program must include policies, practices, and procedures for processing personal data.
  - ▶ Personal data = information linked or reasonably linked to an identified or identifiable individual.

## Processing Personal Data & Compliance Timeline

- ▶ Entities may only obtain and process the minimum data necessary to achieve a specified purpose.
  - ▶ Requirements apply to processing activities implemented after 5/1/24.
  - ▶ By January 1, 2027, entities must:
    - ▶ Identify non-compliant processing activities.
    - ▶ Document non-compliant processing activities.
    - ▶ Prepare a strategy for compliance.



compliance

## Personal Data Request Notices & Amendments

- ▶ Entities must provide a personal data request notice when collecting personal data.
- ▶ Personal data may only be used for the purposes stated in the notice.
- ▶ Entities must provide a procedure for individuals to request corrections.
- ▶ Entities are not obligated to make requested corrections.





## Prohibited Practices

- ▶ May not establish, maintain, or use undisclosed or covert surveillance unless permitted by law.
- ▶ May not sell personal data unless expressly required by law.
- ▶ May not share personal data unless permitted by law.

## Reporting Personal Data Use

- ▶ Entities must report the types of personal data they share or sell.
  - ▶ Must report the basis for sharing or selling.
  - ▶ Must report the recipients of the personal data.

## Training Requirements

- ▶ Employees must complete data privacy training:
  - ▶ Within 30 days of employment.
  - ▶ At least annually thereafter.



## Data Breach Reporting

- ▶ Entities must report breaches affecting 500+ individuals to the Cyber Center and Attorney General.
  - ▶ Must also report unauthorized access, disclosure, loss, or compromise of systems or data.
  - ▶ Entities must notify all individuals affected, regardless of the number.

CYBER ATTACK

## Ready, Set, Go!

- ▶ **Ready: Preparation Phase**
- ▶ **1. Designate a Chief Administrative Officer (CAO)**
  - ▶ Appoint records officers
  - ▶ Ensure records officers have completed the annual GRAMA training
  - ▶ Initiate Privacy Awareness Training
- ▶ **Set: Planning and Assessment Phase**
- ▶ **2. Complete Privacy Program Report**
- ▶ **3. Conduct Maturity Assessment (Inventorying)**
- ▶ **4. Identify and Prioritize Strategies**
- ▶ **GO: Execution and Monitoring Phase**
- ▶ **5. Implement prioritized Strategies**

### **B. DISCUSS A CODE AMENDMENT TO MIDVALE CITY CODE TITLE 7 CHAPTER 04 EMERGENCY ABATEMENT TO ENSURE COMPLIANCE WITH DUE PROCESS RIGHTS.**

Daniel Van Beuge said the proposed text amendment to Title 7 of Midvale City Code is to address procedural gaps related to due process, particularly concerning emergency abatements. Due process requires three things: notice, the opportunity to be heard, and a decision by a neutral decision-maker.

Staff recently discovered the procedural shortcomings when they addressed an imminent life safety concern. During the process of handling the recent emergency abatement, staff noted that individuals are entitled to a hearing before our hearing officer. However, the emergency abatement chapter, as currently written, has no requirement for the City to provide notice of an emergency abatement. An affected individual would not know of their right to appeal because they are currently not required to be notified of the City's decision and actions.

In order to comply with a person's due process rights, the proposed text amendment would require the City to provide notice of the City's actions to the responsible person, as well as informing the responsible person of their right to a hearing regarding the City's actions. The proposed text amendment incorporates the notice requirements already provided for in Title 7.

Mayor Dustin Gettel said this will be on the next meeting agenda as an action item.

### **IX. ADJOURN**

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

The meeting adjourned at 6:47 p.m.

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

Approved this January 6, 2026

PENDING



## **CITY COUNCIL LEGISLATIVE BREAKFAST**

### *Minutes*

**Thursday, December 11, 2024**  
**Cactus & Tropicals**  
**7696 S Main Street**  
**Midvale, Utah 84047**

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**MAYOR:** Mayor Dustin Gettel

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

**STAFF:** Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, H.R. Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Adam Olsen, Community Development Director; Mariah Hill, Administrative Services Director; Laura Magness, Communications Director; Kaitlin Braithwaite, Senior Executive Assistant; Chief April Morse, UPD; Chief Jason Mazuran, UPD; Lt. Rich Wilson, UPD; Chief Nathan Kay and Chief Russell, UFA.

### **LEGISLATORS**

**& OTHERS:** Representative Ken Ivory  
Representative Andrew Stoddard  
US Congressman Burgess Owens, District Director, Casey Saxton  
Susan Edwards, Public Engagement Coordinator  
Jackson Lewis, Canyon's School District  
Molly Wheeler, ULCT Deputy Director  
Dave Spatafore, Lobbyist  
Ashley Mirabelli, Lobbyist

Mayor Gettel called the meeting to order at 8:00 a.m.

#### **I. Welcome and Introductions**

Mayor Gettel welcomed all attendees, and each person introduced themselves.

#### **II. Legislator Priorities**

Each Legislator was given the opportunity to introduce their legislative priorities for the upcoming legislative session.

#### **III. Midvale City Updates and Legislative Priorities**

Matt Dahl reviewed updates on issues in Midvale City. The following legislative priorities were reviewed by staff:

A. Revenue Restrictions and Municipal Finances

Proceedings of City Council Legislative Breakfast  
December 11, 2025

- B. 7200 South Public Safety and Revitalization
- C. Homelessness and Mitigation Funding
- D. Active Transportation Funding
- E. Homelessness and Mitigation Funding
- F. Land Use – Partnership

**IV. ADJOURN**

The meeting adjourned at 9:00 a.m.

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

Approved this 8<sup>th</sup> day of January 2026.



7505 S Holden Street  
Midvale, UT 84047  
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## **MIDVALE CITY COUNCIL STAFF REPORT 1/6/2026**

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### **SUBJECT**

Consideration of Ordinance No. 2026-O-01 Amending Midvale Municipal Code Chapter 7.04 *Emergency Abatement*

### **SUBMITTED BY**

Garrett Wilcox, City Attorney

### **BACKGROUND AND OVERVIEW**

Ordinance No. 2026-O-01 amends Chapter 7.04 of Midvale Municipal Code to address procedural gaps related to due process, particularly concerning emergency abatements. Due process requires three things: notice, the opportunity to be heard, and a decision by a neutral decision-maker.

Staff recently discovered the procedural shortcomings when they addressed an imminent life safety concern. During the process of handling the recent emergency abatement, staff noted that individuals are entitled to a hearing before our hearing officer. However, Midvale Municipal Code Chapter 7.04, as currently written, has no requirement for the City to provide notice of an emergency abatement. An affected individual would not know of their right to appeal because they are currently not required to be notified of the City's decision and actions.

In order to comply with a person's due process rights, Ordinance No. 2026-O-01 would require the City to provide notice of the City's actions to the responsible person, as well as informing the responsible person of their right to a hearing regarding the City's actions. The proposed text amendment incorporates the notice requirements already provided for in Title 7.

### **STAFF RECOMMENDATION**

Staff recommends approval of Ordinance No. 2026-O-01 amending Midvale Municipal Code Chapter 7.04 *Emergency Abatement*.

### **RECOMMENDED MOTION**

I move that we adopt Ordinance No. 2026-O-01 amending Midvale Municipal Code Chapter 7.04 *Emergency Abatement*.

## **ATTACHMENTS**

1. Ordinance No. 2026-O-01 Amending Midvale Municipal Code Chapter 7.04  
*Emergency Abatement.*

**MIDVALE CITY, UTAH  
ORDINANCE NO. 2026-O-01**

**AN ORDINANCE AMENDING MIDVALE MUNICIPAL CODE CHAPTER 7.04  
*EMERGENCY ABATEMENT***

**WHEREAS**, the Fifth Amendment of the United States Constitution provides that “No person shall [...] be deprived of life, liberty, or property, without the due process of law;” and

**WHEREAS**, Article I, Section 7 of the Utah Constitution likewise provides that “No person shall be deprived of life, liberty or property, without the due process of law;” and

**WHEREAS**, Midvale City is authorized to exercise police power under Utah Code Ann. § 10-8-84 and “pass all ordinances and rules, and make all regulations, not repugnant to law, necessary for carrying into effect or discharging all powers and duties conferred by this chapter, and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city;” and

**WHEREAS**, Midvale City is authorized to abate nuisances under Utah Code Ann. § 10-8-60 and §§ 10-11-1 to 4; and

**WHEREAS**, the City Council has previously adopted Midvale Municipal Code Chapter 7.04 *Emergency Abatement* which provides the process for the City to complete an emergency abatement; and

**WHEREAS**, the City Council desires Midvale Municipal Code Chapter 7.04 *Emergency Abatement* to comply with the due process constitutional requirements provided by the United States and Utah Constitutions; and

**WHEREAS**, the United States and Utah Supreme Courts have held that due process requires notice, the opportunity to be heard, and a decision by a neutral decision maker; and

**WHEREAS**, this amendment will provide notice, an opportunity to be heard, and a decision by a neutral decision maker when the City exercises its authority to complete an emergency abatement.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Midvale City, Utah, as follows:

**Section 1.** Midvale Municipal Code Chapter 7.04 *Emergency Abatement* is amended as provided in Attachment A.

**Section 2.** This ordinance is effective upon publication in accordance with Section 10-3-711 of the Utah Code.

**PASSED AND APPROVED** this 6<sup>th</sup> day of January, 2026.

**Midvale City**

By: \_\_\_\_\_  
Dustin Gettel, Mayor

[SEAL]

**VOTING:**

|                 |          |          |
|-----------------|----------|----------|
| Bonnie Billings | Yea ____ | Nay ____ |
| Paul Glover     | Yea ____ | Nay ____ |
| Heidi Robinson  | Yea ____ | Nay ____ |
| Bryant Brown    | Yea ____ | Nay ____ |
| Denece Mikolash | Yea ____ | Nay ____ |

ATTEST:

\_\_\_\_\_  
Rori L. Andreason, MMC  
City Recorder

Published this \_\_\_\_ day of January, 2026, on the Utah Public Notice Website.

## **Chapter 7.04**

### **EMERGENCY ABATEMENT**

Sections:

**7.04.010      Emergency abatement.**

**7.04.020      Procedures.**

#### **7.04.010      Emergency abatement.**

A. Whenever the director determines that an imminent life safety hazard exists in accordance with the International Building Code, International Residential Code and/or the International Fire Code that requires immediate correction or elimination, the director shall exercise the following powers without prior notice to the responsible person:

1. Order the immediate vacation of any tenants, and prohibit occupancy until all repairs are completed;
2. Post the premises as unsafe, substandard, or dangerous;
3. Board, fence, or secure the building or site;
4. Raze and grade that portion of the building or site to prevent further collapse, and remove any hazard to the general public;
5. Make any minimal emergency repairs as necessary to eliminate any imminent life safety hazard; or
6. Take any other action appropriate to eliminate the emergency.

B. The director may, based on probable cause, enter property without a search warrant or court order to accomplish the above-listed acts.

C. The director shall pursue only the minimum level of correction or abatement necessary to eliminate the immediacy of an imminent life safety hazard. Costs incurred by the city during the

emergency abatement process shall be assessed and recovered against the responsible person. (Ord. 8/27/2002A (part))

#### **7.04.020 Procedures.**

- A. Upon commencing an emergency abatement, the City shall serve a notice of emergency abatement to the responsible person as soon as practicably possible, but no later than ten calendar days from starting the emergency abatement. Such notice shall include a description of the imminent life safety hazard.
- B. The director may also pursue any other administrative or judicial remedy to abate any remaining violations.
- C. After an emergency abatement, the City shall serve a notice of itemized bill for costs to the responsible person for the abatement action taken. This notice shall be served within ten days of completion of the abatement.
- D. The responsible person has the right to an administrative enforcement hearing concerning the emergency abatement and the itemized billing. A separate written request for a hearing shall be in writing and shall be filed for each notice being appealed within ten calendar days from the date of service of the specified notice. The request shall comply with the requirements in Section 7.02.02 for requesting an administrative enforcement hearing. Failure to request an administrative enforcement hearing as provided herein shall constitute a waiver to an administrative enforcement hearing and a waiver to the right of appeal for the specified notice.
- E. The City may continue to abate the imminent life safety hazard, even upon receiving a written request for a hearing, until the director determines that the imminent life safety hazard has been abated or corrected, or there is an order from the hearing officer ordering the City to stop its abatement of the imminent life safety hazard. (Ord. 8/27/2002A (part))

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**The Midvale Municipal Code is current through Ordinance 2025-12, passed June 17, 2025.**

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Disclaimer: The city clerk's office has the official version of the Midvale Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.midvalecity.org](http://www.midvalecity.org)

[Hosted by General Code.](#)



7505 S Holden Street  
Midvale, UT 84047  
801-567-7200  
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## **MIDVALE CITY COUNCIL STAFF REPORT 01/06/2026**

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### **SUBJECT**

Consider Approval of Resolutions No. 2026-R-01, 2026-R-02, and 2026-R-03 Appointing Candice Erickson and Shane Liedtke as Planning Commission Members and Chase Brauchie as a Planning Commission Alternate.

### **SUBMITTED BY**

Dustin Gettel, Mayor

### **BACKGROUND AND OVERVIEW**

The Midvale City Planning Commission consists of five full and two alternate members all of whom serve four-year terms. The Commission is responsible for administering land use regulations as established in Utah Code 10-20-301 and 302, which includes making recommendations to the City Council on land use policy. Commissioners prepare for and attend bi-monthly meetings and participate in state mandated training. They provide an altruistic service to the community and function as an unbiased appointed public body.

Candice Erickson's and Shane Liedtke's terms are expiring and agreed to be reappointed. They are members of the Planning Commission and look forward to continuing their service for an additional term.

Chase Brauchie is proposed to be a new alternate commissioner. He has been interested in municipal affairs for several years and has a real estate background. His appointment is needed because Commissioner Kasparian was not able to serve an additional term.

### **STAFF RECOMMENDATION**

Staff recommends approval of the resolutions to appoint Candice Erickson and Shane Liedtke as Planning Commission Members and Chase Brauchie as a Planning Commission Alternate.

### **RECOMMENDED MOTION**

I move to approve Resolutions No. 2026-R-01, 2026-R-02, and 2026-R-03 Appointing Candice Erickson and Shane Liedtke as Planning Commission Members and Chase Brauchie as a Planning Commission Alternate.

### **ATTACHMENTS**

Resolutions

**MIDVALE CITY, UTAH  
RESOLUTION NO. 2026-R-01**

**A RESOLUTION CONFIRMING THE APPOINTMENT OF CANDICE  
ERICKSON AS A MEMBER OF THE MIDVALE CITY PLANNING  
COMMISSION**

**WHEREAS**, in accordance with Section 17-4-1 of the Midvale City Municipal Code, the Planning Commission is comprised of five members and two alternates to serve four-year terms; and

**WHEREAS**, with the recent term endings of two members and one alternate, the Planning Commission has a vacancy for a member seat; and

**WHEREAS**, Candice Erickson has been serving as a member of the Planning Commission since February 2022; and

**WHEREAS**, members of the Planning Commission are appointed by the Mayor with the advice and consent of the City Council per Section 17-4-2 of the Midvale Municipal Code; and

**WHEREAS**, the Mayor desires to reappoint Commissioner Erickson as a member of the Planning Commission based on her contributions and dedication; and

**WHEREAS**, Commissioner Erickson has expressed a desire to serve on the Planning Commission as a member.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Midvale City, Utah:

**SECTION 1.** The City Council hereby consents to Mayor Gettel's appointment of Candice Erickson as a member of the Planning Commission for a four-year term expiring in January, 2030.

**SECTION 2.** This Resolution shall take effect immediately.

**PASSED AND APPROVED** this 6<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori Andreason, MMC  
City Recorder

| Voting by City Council | "Aye" | "Nay" |
|------------------------|-------|-------|
| Bonnie Billings        | _____ | _____ |
| Paul Glover            | _____ | _____ |
| Heidi Robinson         | _____ | _____ |
| Bryant Brown           | _____ | _____ |
| Denece Mikolash        | _____ | _____ |

**MIDVALE CITY, UTAH  
RESOLUTION NO. 2026-R-02**

**A RESOLUTION CONFIRMING THE APPOINTMENT OF SHANE LIEDTKE  
AS A MEMBER OF THE MIDVALE CITY PLANNING COMMISSION**

**WHEREAS**, in accordance with Section 17-4-1 of the Midvale City Municipal Code, the Planning Commission is comprised of five members and two alternates to serve four-year terms; and

**WHEREAS**, with the recent term endings of two members and one alternate, the Planning Commission has a vacancy for a member seat; and

**WHEREAS**, Shane Liedtke has been serving as a member of the Planning Commission since February 2022; and

**WHEREAS**, members of the Planning Commission are appointed by the Mayor with the advice and consent of the City Council per Section 17-4-2 of the Midvale Municipal Code; and

**WHEREAS**, the Mayor desires to reappoint Commissioner Liedtke as a member of the Planning Commission based on his contributions and dedication; and

**WHEREAS**, Commissioner Liedtke has expressed a desire to serve on the Planning Commission as a member.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Midvale City, Utah:

**SECTION 1.** The City Council hereby consents to Mayor Gettel’s appointment of Shane Liedtke as a member of the Planning Commission for a four-year term expiring in January, 2030.

**SECTION 2.** This Resolution shall take effect immediately.

**PASSED AND APPROVED** this 6<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori Andreason, MMC  
City Recorder

| Voting by City Council | “Aye” | “Nay” |
|------------------------|-------|-------|
| Bonnie Billings        | _____ | _____ |
| Paul Glover            | _____ | _____ |
| Heidi Robinson         | _____ | _____ |
| Bryant Brown           | _____ | _____ |
| Denece Mikolash        | _____ | _____ |

**MIDVALE CITY, UTAH  
RESOLUTION NO. 2026-R-03**

**A RESOLUTION CONFIRMING THE APPOINTMENT OF CHASE  
BRAUCHIE AS AN ALTERNATE OF THE MIDVALE CITY PLANNING  
COMMISSION**

**WHEREAS**, in accordance with Section 17-4-1 of the Midvale City Municipal Code, the Planning Commission is comprised of five members and two alternates to serve four-year terms; and

**WHEREAS**, with the recent term endings of two members and one alternate, the Planning Commission has a vacancy for an alternate seat; and

**WHEREAS**, Chase Brauchie has shown interest and ability to serve as an alternate member of the Planning Commission; and

**WHEREAS**, members and alternates of the Planning Commission are appointed by the Mayor with the advice and consent of the City Council per Section 17-4-2 of the Midvale Municipal Code; and

**WHEREAS**, the Mayor desires to appoint Chase Brauchie as an alternate of the Planning Commission based on his interest and ability; and

**WHEREAS**, Chase Brauchie has expressed a desire to serve on the Planning Commission as an alternate.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Midvale City, Utah:

**SECTION 1.** The City Council hereby consents to Mayor Gettel's appointment of Chase Brauchie as an alternate of the Planning Commission for a four-year term expiring in January, 2030.

**SECTION 2.** This Resolution shall take effect immediately.

**PASSED AND APPROVED** this 6<sup>th</sup> day of January, 2026.

\_\_\_\_\_  
Dustin Gettel, Mayor

ATTEST:

\_\_\_\_\_  
Rori Andreason, MMC  
City Recorder

| Voting by City Council | "Aye" | "Nay" |
|------------------------|-------|-------|
| Bonnie Billings        | _____ | _____ |
| Paul Glover            | _____ | _____ |
| Heidi Robinson         | _____ | _____ |
| Bryant Brown           | _____ | _____ |
| Denece Mikolash        | _____ | _____ |



## *BOARD AND COMMITTEE ASSIGNMENTS*

*January 6, 2026*

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| <u><b>UIA Board</b></u><br>Nate Rockwood<br>Council Member Heidi Robinson (Alt)<br>(Council/Manager Decision)   |  | <u><b>UTOPIA Board</b></u><br>Matt Dahl<br>Council Member Bryant Brown (Alt)<br>(Council/Manager Decision)   |
| <u><b>Unified Fire Authority Board</b></u><br>Mayor Dustin Gettel<br>Council Member Paul Glover (Alt.)<br>Matt Dahl<br>(Council/Manager Decision)   |  | <u><b>Unified Police Department Board</b></u><br>Mayor Dustin Gettel<br>Council Member Paul Glover (Alt.)<br>Matt Dahl   |
| <u><b>Unified Fire Service District Board</b></u><br>Mayor Dustin Gettel<br>Council Member Paul Glover (Alt.)<br>Matt Dahl<br>(Council/Manager Decision)                                      |  | <u><b>Midvale City Audit Committee</b></u><br>Council Member Bonnie Billings<br>Council Member Heidi Robinson<br>Jared Zachariah<br>(Council/Manager Decision) |
| <u><b>Community Council of Midvale City</b></u><br>Council Member Heidi Robinson<br>Matt Dahl/Nate Rockwood<br>(Council/Manager Decision)   |  | <u><b>Midvale Arts Council</b></u><br>Council Member Bryant Brown<br>(Council/Manager Decision)  |
| <u><b>Harvest Days Committee</b></u><br>Council Member Heidi Robinson<br>Chair Mike Williams<br>Jeanette Heltman<br>Olivia Sessi<br>Kuuai Aiono<br>Su Armitage<br>Brett Coulam<br>Luke Maynes |  | <u><b>South Valley Reclamation Facility</b></u><br>Glen Kennedy<br>Branden Anderson (Alt.)   |
| <u><b>Jordan Valley Water Cons. Dist.</b></u><br>Glen Kennedy<br>Branden Anderson<br>Alan Hoyne   |  | <u><b>TransJordan Landfill Board</b></u><br>Glen Kennedy<br>Jerimie Thorne (Alt.)  |
| <u><b>Historical Society</b></u>  |  | <u><b>Community Building Community</b></u>   |

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| Council Member Paul Glover<br>(Council/Manager Decision)  |  | Mayor Dustin Gettel<br>(Council/Manager Decision)  |
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| <u><b>Mosquito Abatement District</b></u><br>Council Member Paul Glover<br>(Council/Manager Decision)   |  | <u><b>VECC</b></u><br>Matt Dahl<br>(City Manager Appt.)  |
|   |  |  |
| <u><b>ULCT Legislative Policy Committee</b></u><br>Mayor Dustin Gettel<br>Council Member Bonnie Billings<br>Matt Dahl<br>(Council/Manager Decision) |  | <u><b>Assoc. of Government Councils</b></u><br>Council Member Heidi Robinson<br>(Council/Manager Decision) |
|   |  |  |
| <u><b>Council Governments (COG)</b></u><br>Mayor Dustin Gettel<br>(Mayor Appt.)   |  | <u><b>Shelter the Homeless Board</b></u><br>Mayor Dustin Gettel<br>(Council/Manager Decision)              |
|   |  |  |
| <u><b>Conference of Mayors</b></u><br>Mayor Dustin Gettel<br>(Mayor Appt.)  |  | <u><b>Planning Commission</b></u><br>Council Member Denece Mikolash<br>(Council/Manager Decision)          |
|   |  |  |
| <u><b>Boys and Girls Club Board</b></u><br>Mayor Dustin Gettel<br>Council Member Bonnie Billings<br>(Council/Manager Decision)                      |  | <u><b>Animal Services Advisory Committee</b></u><br>Mayor Dustin Gettel                                    |
|   |  |  |
| <u><b>Jordan River Commission</b></u><br>Mayor Dustin Gettel<br>Wendelin Knobloch (Alt.)<br>(Council/Manager Decision)                              |  | <u><b>Road Home Coordination Committee</b></u><br>Mayor Dustin Gettel                                      |
|   |  |  |
| <u><b>Utah Homelessness Council</b></u><br>Mayor Dustin Gettel  |  | <u><b>Community Development Block Grant<br/>Policy Committee</b></u><br>Mayor Dustin Gettel                |
|   |  |  |
| <u><b>Air Quality Policy Advisory Board</b></u><br>Branden Anderson<br>Mayor Dustin Gettel  |  | <u><b>Canyons Education Foundation</b></u><br>Council Member Bonnie Billings                               |
|   |  |  |
| <u><b>Homeland Security Grants Council</b></u><br>Nate Rockwood   |  | <u><b>Salt Lake County Board of Health</b></u><br>Mayor Dustin Gettel                                      |
|   |  |  |
| <u><b>Utah Community Action Board of Trustees</b></u><br>Mayor Dustin Gettel  |  | <u><b>WFRC Technical Advisory Committee</b></u><br>Branden Anderson  |
|   |  |  |
| <u><b>Main Street Façade Improvement Advisory<br/>Board</b></u><br>Mayor Dustin Gettel<br>RDA Representative<br>City Planner<br>RDA Board Member    |  | <u><b>Traffic Control Committee</b></u><br>Branden Anderson (Chair)  |

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| CD Rep<br>Main Street Business Alliance Rep   |  |  |
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| <b><u>Art Advisory Boards</u></b><br>RDA Rep<br>City Planner<br>RDA Board Member<br>CD Rep<br>Main Street Business Alliance Rep |  |  |
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| <b><u>Bingham Junction</u></b><br>Council Member Denece Mikolash  |  |  |
|   |  |  |
| <b><u>Main Street</u></b><br>Council Member Bryant Brown  |  |  |
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| <b><u>City Wide</u></b><br>Council Member Heidi Robinson  |  |  |