



CITY COUNCIL MEETING
Minutes
Tuesday January 6, 2026

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; 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; Jonathan Anderson, Planner; Kate Andrus, RDA Director; Aubrey Christensen, RDA Program Manager; Laura Magness; Communications Director; Chief Jason Mazuran; UPD; Lt. Rich Wilson, UPD; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Josh Short, Network Administrator.

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

7:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 7:00 p.m.

I. GENERAL BUSINESS

A. UPD Honor Guard Flag Ceremony

B. Welcome and Pledge of Allegiance

C. Swearing In of Elected Officials

Rori Andreason, City Recorder, conducted the Oath of Office for Mayor Dustin Gettel, and Council Members Bryant Brown and Denece Mikolash.

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

II. COUNCIL REPORTS

A. Council Member Bonnie Billings – expressed her appreciation to the newly elected officials. She also thanked staff for putting together the event that evening.

B. Council Member Paul Glover – agreed with Council Member Bonnie Billings and congratulated the newly elected officials.

C. Council Member Heidi Robinson - also extended her congratulations to the newly elected officials. She said she is excited to work with the Council.

D. Council Member Bryant Brown – explained what the Council does at each meeting and wanted to make some comments about his experiences during this last election. He thanked his parents, parents' in-laws, and residents in his district for their support. He related some interactions he encountered while campaigning and how they affected him. He said he did not agree with and will not support ICE agents.

E. Council Member Denece Mikolash – expressed how good it is to live in Midvale and said she had some rewarding and positive experiences while campaigning. She thanked her family for their support.

III. MAYOR REPORT

A. Mayor Dustin Gettel – thanked the residents of Midvale for placing trust in him for the next four years. He thanked Preston for his support and Sue Armitage and Luke Maynes for their volunteer efforts. He talked about some of the achievements and future projects happening in Midvale, he also assured residents that Midvale City is not and will not be working with ICE.

I-E. Unified Police Department Report

Chief Morse said congratulations to the newly elected officials and began with the stat report for the month of December with UPD officers responding to 2003 calls resulting in 653 cases, 211 booking arrests, and over 200 citations.

The Chief reported that UPD participated in Officer Santa with the Midvalley Rotary Club and the Shop with the Shield, a UPD sponsored event. With the Shop with the Shield event, they serviced 15 families and 51 children.

Chief Morse reported that the precinct challenge supporting the Connie Crosby Family Resource Center with the competition with Holladay and Millcreek cities was a success. Midvale smoked them with over 10,000 items collected and nearly \$2000 donated to the Connie Crosby Family Resource Center.

The Chief talked about the community support the department received from the public by way of breakfast being delivered to the precinct and handmade ornaments and goodies delivered to the officers.

Chief Morse reported the retirements of Sergeant Chad Zitting and Officer Chad Ogden as well as police service dog Kash after nearly 10 years of service. Sergeant Zach Bench

is transferring positions, and they are gaining Sergeant Ryan Watson and Sergeant Preston Allred. She said they will also have a new hire starting this month.

The Chief mentioned that Saturday, January 17th is the 10 year anniversary of losing Officer Doug Barney in the line of duty. There will be a private lunch with the Barney family that Mayor Gettel will be attending.

IV. PUBLIC COMMENTS

Sue Armitage said she was horrified to learn someone chased Council Member Bryant Brown down the street while campaigning. She recently had coffee with a friend that has different views than she does, but they know each other and that makes a difference. She grew up in a small community and that is what she loves about Midvale; it feels like home to her.

Tiffany Jacobs Diener said she is grateful to be part of Midvale City. She feels fortunate to be involved with the Community Council. She said the campaigns were so honorable and peaceful. She is so grateful for the Council and the Community Council and is excited to see what is coming up for 2026.

Luke Maynes said there is a Community Council meeting on the last Wednesday of this month where they will be holding elections for the new Executive Committee Officers. They are planning a lot of good things this year. He also congratulated the newly elected officials and thanked them for providing such good service to the city. He said he appreciates their involvement in Community Council.

Ericka Saltee congratulated everyone. She said they are asking for help. The community is having issues with a group of kids from neighboring apartments. Property damage is occurring; a neighbor had her door kicked the other night and it broke her door jamb. She said she is bringing it to the attention of the Council, and she will forward the information to Chief Morse.

Judd Tingey, East Riverwalk resident for 10 years, said he agreed with Ericka. He has had teens doorbell ditch and throw trash over his fence. He said it's very annoying. He said he understands the kind of mischief children get into but not to the extent of kicking in doors. He was the victim of a home invasion when he was 10 years old. He was not harmed physically but he still deals with anxiety relating to the incident 32 years ago. The aftermath of this type of trauma is difficult to overcome. He thanked the Council and those that keep the community safe.

V. CITY MANAGER REPORT

A. Matt Dahl – congratulated the newly elected officials and said he is excited to see what they will be working on over the course of the next few years. He appreciates how they all work together. He expressed appreciation for the work staff put in to make Light Up Main a success. He talked about some issues that occurred causing employees to have to work on a holiday and expressed how much he appreciates those employees.

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 said 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.



Text Amendment

Rebuilding of Nonconforming Structures

New Code Language

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 alteration 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

Alterations must be required by law, eliminate nonconformities, and cannot create new nonconformities, unless it is a routine repair.

Expansions or rebuilds require compliant uses, they can only expand by up to 20%, and must match the original or comply with code.

New Code Language

Midvale Municipal Code Section 17-7-11.11, Administration

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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.

Parking lots cannot be expanded anymore.

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

(4) 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

Text Amendment Criteria

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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. 2026-O-02 Amending Section 17-7-11.11 of the Midvale Municipal Code to allow for Rebuilding of Non-Conforming Structures.

MOTION: Council Member Heidi Robinson MOVED to 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. 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.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF DECEMBER 2 AND DECEMBER 11, 2025.

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 ORDINANCE NO. 2026-0-01 AMENDING THE MIDVALE MUNICIPAL CODE CHAPTER 7.04 EMERGENCY ABATEMENT.

Garrett Wilcox said 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.

MOTION: Council Member Bonnie Billings **MOVED** to Adopt Ordinance No. 2026-O-01 Amending Midvale Municipal Code Chapter 7.04 Emergency Abatement. 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 APPROVAL OF RESOLUTION NOS. 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.

Mayor Dustin Gettel said 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.



Planning Commission Appointments

Candice Erickson (Member)

Shane Liedtke (Member)

Chase Brauchie (Alternate)

Candice Erickson said it's been a pleasure working on the Planning Commission and she is excited to work with the staff who are amazing!

Shane Liedtke said it's an honor to serve the city and a pleasure to work on the Planning Commission.

Council Member Mikolash expressed her appreciation to the Planning Commission members.

Chase Brauchie said he appreciates the opportunity to be an alternate on the Planning Commission. He reads the Planning Commission meeting minutes and believes it's an important part of city development.

MOTION: Council Member Bryant Brown MOVED to suspend the rules and 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. 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 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.

IX. DISCUSSION ITEM

A. DISCUSS BOARDS AND COMMITTEE ASSIGNMENTS.

Matt Dahl asked if there were any changes to the assignments. There were no changes to the assignments.

Mayor Gettel said Council Member Paul Glover's term is up on the Mosquito Abatement, so he needs to be reappointed. Council Member Glover agreed.

BOARD AND COMMITTEE ASSIGNMENTS

<u>UIA Board</u> Nate Rockwood Council Member Heidi Robinson (Alt) (Council/Manager Decision)	<u>UTOPIA Board</u> Matt Dahl Council Member Bryant Brown (Alt) (Council/Manager Decision)
<u>Unified Fire Authority Board</u> Mayor Dustin Gettel Council Member Paul Glover (Alt.) Matt Dahl (Council/Manager Decision)	<u>Unified Police Department Board</u> Mayor Dustin Gettel Council Member Paul Glover (Alt.) Matt Dahl
<u>Unified Fire Service District Board</u> Mayor Dustin Gettel	<u>Midvale City Audit Committee</u> Council Member Bonnie Billings

Proceedings of City Council Meeting
January 6, 2026

Council Member Paul Glover (Alt.) Matt Dahl (Council/Manager Decision)	Council Member Heidi Robinson Jared Zachariah (Council/Manager Decision)
<u>Community Council of Midvale City</u> Council Member Heidi Robinson Matt Dahl/Nate Rockwood (Council/Manager Decision)	<u>Midvale Arts Council</u> Council Member Bryant Brown (Council/Manager Decision)
<u>Harvest Days Committee</u> Council Member Heidi Robinson Chair Mike Williams Jeanette Heltman Olivia Sessi Kuuai Aiono Su Armitage Brett Coulam Luke Maynes	<u>South Valley Reclamation Facility</u> Glen Kennedy Branden Anderson (Alt.)
<u>Jordan Valley Water Cons. Dist.</u> Glen Kennedy Branden Anderson Alan Hoyne	<u>TransJordan Landfill Board</u> Glen Kennedy Jerimie Thorne (Alt.)
<u>Historical Society</u> Council Member Paul Glover (Council/Manager Decision)	<u>Community Building Community</u> Mayor Dustin Gettel (Council/Manager Decision)
<u>Mosquito Abatement District</u> Council Member Paul Glover (Council/Manager Decision)	<u>VECC</u> Matt Dahl (City Manager Appt.)
<u>ULCT Legislative Policy Committee</u> Mayor Dustin Gettel Council Member Bonnie Billings Matt Dahl (Council/Manager Decision)	<u>Assoc. of Government Councils</u> Council Member Heidi Robinson (Council/Manager Decision)
<u>Council Governments (COG)</u> Mayor Dustin Gettel (Mayor Appt.)	<u>Shelter the Homeless Board</u> Mayor Dustin Gettel (Council/Manager Decision)
<u>Conference of Mayors</u> Mayor Dustin Gettel (Mayor Appt.)	<u>Planning Commission</u> Council Member Denece Mikolash (Council/Manager Decision)
<u>Boys and Girls Club Board</u> Mayor Dustin Gettel Council Member Bonnie Billings (Council/Manager Decision)	<u>Animal Services Advisory Committee</u> Mayor Dustin Gettel
<u>Jordan River Commission</u> Mayor Dustin Gettel Wendelin Knobloch (Alt.) (Council/Manager Decision)	<u>Road Home Coordination Committee</u> Mayor Dustin Gettel
<u>Utah Homelessness Council</u> Mayor Dustin Gettel	<u>Community Development Block Grant Policy Committee</u>

	Mayor Dustin Gettel
<u><i>Air Quality Policy Advisory Board</i></u> Branden Anderson Mayor Dustin Gettel	<u><i>Canyons Education Foundation</i></u> Council Member Bonnie Billings
<u><i>Homeland Security Grants Council</i></u> Nate Rockwood	<u><i>Salt Lake County Board of Health</i></u> Mayor Dustin Gettel
<u><i>Utah Community Action Board of Trustees</i></u> Mayor Dustin Gettel	<u><i>WFRC Technical Advisory Committee</i></u> Branden Anderson
<u><i>Main Street Façade Improvement Advisory Board</i></u> Mayor Dustin Gettel RDA Representative City Planner RDA Board Member CD Rep Main Street Business Alliance Rep	<u><i>Traffic Control Committee</i></u> Branden Anderson (Chair)
<u><i>Art Advisory Boards</i></u> RDA Rep City Planner RDA Board Member CD Rep Main Street Business Alliance Rep	
<u><i>Bingham Junction</i></u> Council Member Denece Mikolash	
<u><i>Main Street</i></u> Council Member Bryant Brown	
Council Member Heidi Robinson	

X. 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 8:06 p.m.



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



Approved this January 20, 2026