



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

MIDVALE CITY COUNCIL REGULAR MEETING AGENDA February 3, 2026

Public Notice Is Hereby Given that the **Midvale City Council** will hold a regular meeting on **February 3, 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 by 5:00 p.m. on February 2, 2026.**

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

6:00 p.m. – WORKSHOP

- Jordan Bluffs Concept Presentation by Gardner and Edge Homes — ***[Adam Olsen, Community Development Director]***

7:00 p.m. - REGULAR MEETING

I. GENERAL BUSINESS

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Proclamation Proclaiming February 2026 as Black History Month
- D. Unified Police Department Report — ***[Chief April Morse]***
- E. Arts Council Report — ***[Wade Walker, Chairman/President]***

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 a Code Text Amendment that modifies the Midvale Municipal Code Section 17-7-17.3 (TODO Zone) to provide design flexibility for the Commercial Mixed-Use requirement. — ***[Wendelin Knobloch, Planning Director]***

ACTION: Consider Ordinance 2026-O-03 which adopts a Code Text Amendment that modifies the Midvale Municipal Code Section 17-7-17.3 (TODO Zone) to provide design flexibility for the Commercial Mixed-Use requirement.

- B. Receive Public Comment Regarding a Zoning Map Amendment from the Transit-Oriented Development (TOD) Zone to the State Street (SSC) Zone of approximately 2.17 acres located at 7634 S, 7636 S, 7638 S, and 7640 – 7642 S State Street. — ***[Jonathan Anderson, Planner II]***

ACTION: Consider Ordinance No. 2026-O-05 Authorizing a Zoning Map Amendment from the Transit-Oriented Development (TOD) Zone to the State Street (SSC) Zone for approximately 2.17 acres located at 7634 S, 7636 S, 7638 S, and 7640-7642 S State Street

VII. CONSENT

- A. Consider Minutes of January 20, 2026 — ***[Rori Andreason, H.R. Director/City Recorder]***

VIII. ACTION ITEMS

- A. Consider **Resolution No. 2026-R-08** Adopting the Fashion Place West Station Area Plan — ***[Adam Olsen, Community Development Director]***
- B. Consideration of **Ordinance No. 2026-O-04** Repealing Midvale Municipal Code Chapter 5.24 *Liquidation and Fire or Damaged Goods Sales* – ***[Garret Wilcox, City Attorney]***
- C. Consideration of **Resolution No. 2026-R-09** Adopting the Amended City of Midvale Jurisdictional Annex to the Salt Lake County Hazard Mitigation Plan — ***[Brian Buckhout, Emergency Planner]***

IX. DISCUSSION ITEM

- A. Discuss Proposed Amendments to the FY2026 General Fund Budget and other funds as necessary. — ***[Mariah Hill, Administrative Services Director]***

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 and the State Public Notice Website at 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: January 29, 2026

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