



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

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## MIDVALE CITY COUNCIL REGULAR MEETING AGENDA February 17, 2026

**Public Notice Is Hereby Given** that the **Midvale City Council** will hold a regular meeting on **February 17, 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 February 16, 2026.**

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

### **6:00 p.m. – WORKSHOP**

- Update on Community Renewable Energy Program — ***[Dustin Gettel, Mayor]***

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

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

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Unified Fire Authority Report — ***[Chief Nathan Kay]***

#### **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. Consider Resolution No. 2026-R-10 Approving a Budget Appropriation Resolution of Midvale City, Amending the Budgets of the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, Sewer Fund, Streetlight Fund, Information Technology Fund, and Fleet Fund for the Fiscal Year Ending June 30, 2026. — ***[Mariah Hill, Administrative Services Director]***

**ACTION:** Consider Resolution No. 2026-R-10 Approving a Budget Appropriation Resolution of Midvale City, Amending the Budgets of the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, Sewer Fund, Streetlight Fund, Information Technology Fund, and Fleet Fund for the Fiscal Year Ending June 30, 2026.

**VII. CONSENT**

- A. Consider Minutes of February 3, 2026 — ***[Rori Andreason, H.R. Director/City Recorder]***

**VIII. 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.

**IX. 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](https://Midvale.Utah.gov) and the State Public Notice Website at [pmn.utah.gov](https://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: February 12, 2026**

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





## MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: February 17, 2026

ITEM TYPE: Public Hearing and Action

SUBJECT: Consider Resolution No. 2026-R-10 Approving a Budget Appropriation Resolution of Midvale City, Amending the Budgets of the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, Sewer Fund, Streetlight Fund, Information Technology Fund, and Fleet Fund for the Fiscal Year Ending June 30, 2026.

SUBMITTED BY: Mariah Hill, Administrative Services Director

### SUMMARY:

Staff recommends amendments to the Fiscal Year 2026 budget for the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, Sewer Fund, Streetlight Fund, Fleet Fund, and Information Technology Fund.

#### *General Fund*

**Revenue and Expense Budget Adjustments \$2,905,102** – Staff identified several FY2026 budget adjustments, detailed in the attached document. A summary by department is provided below:

- **Administration – \$34,625** – Merit and updates to salary/benefit actuals; addition of coalition intern salary; increased costs for RRJ and Capstone consulting.
- **Community/Intergovernmental – \$20,849** – Merit and updates to salary/benefit actuals; addition of coalition administrative expenses.
- **City Attorney – (\$10,284)** – Merit and updates to salary/benefit actuals.
- **Communications – \$1,435** – Merit and updates to salary/benefit actuals.
- **Human Resources – (\$19,458)** – Merit and updates to salary/benefit actuals; removal of one-time recruitment funds.
- **Recorder - \$8,700** – Merit and updates to salary/benefit actuals; increased codification costs related to code changes.
- **Administrative Services - \$4,792** – Merit and updates to salary/benefit actuals; one-time training.
- **Finance – (\$15,983)** – Reallocation of Utility Billing Clerk; reduction in audit budget.
- **Juictce Court – \$28,766** - Merit and updates to salary/benefit actuals; overlapping a Full-Time FTE
- **Information Technology – (\$1,440)** - Merit and updates to salary/benefit actuals.
- **Public Works Administration – \$8,818** - Merit and updates to salary/benefit actuals; overlapping Public Works Director position.
- **Facilities - \$18,309** - Merit and updates to salary/benefit actuals; increased overtime; higher utility rates and costs.
- **Parks - \$84,834** - Merit and updates to salary/benefit actuals; re-budgeted parks employee; increased overtime.
- **Streets - \$9,981** - Merit and updates to salary/benefit actuals.

- **Community Development Administration – (\$77,632)** – Partial employee reallocations to the Building Department.
- **Engineering - \$1,009** - Merit and updates to salary/benefit actuals.
- **Planning - \$7,690** - Merit and updates to salary/benefit actuals.
- **Building - \$76,091** - Merit and updates to salary/benefit actuals; increased overtime.
- **Contributions - \$2,724,000** – ARPA funding for the Capital Projects Fund and LVT trailer for UPD.

#### *Public Safety Fund*

The total requested increase to the Public Safety Fund is \$24,000 to fund an LVT Trailer that UPD is utilizing.

#### *Capital Projects Fund*

The total requested increase to the Capital Projects Fund budget is \$470,000. This includes carryovers and adjustments to projects from FY2025.

#### *Water Fund*

The total requested increase to the Water Fund expenditures is \$5,296,468 which includes merit and updates to actuals for salaries and benefits, increasing overtime, an increase in meter costs due to development, an increase in utility costs, funding for a source protection plan, and a carryover of bond proceeds to continue to work on Water Master Plan projects in FY2026.

#### *Sewer Fund*

The requested increase for the Sewer Fund expenditures is \$2,949,765, which includes merit and updates to actuals for salaries and benefits and a carryover of bond proceeds to continue to work on Sewer Master Plan projects in FY2026.

#### *Streetlight Fund*

The requested increase for the Sewer Fund expenditures is \$190,000 which includes an increase for repairs required due to accidents and funding for a streetlight master plan.

#### *Fleet Fund*

The total requested increase to the Fleet Fund budget is \$774,690. This includes merit and updates to actuals for salaries and benefits, increasing overtime, rebudgeting for outside repairs and carryovers for vehicle purchases from FY2025 that didn't occur until FY2026.

#### *Information Technology Fund*

The total requested increase to the Information Technology Fund budget is \$20,251. This includes merit and updates to actuals for salaries and benefits and the addition of a part-time, temporary IT intern.

### **PLAN COMPLIANCE: N/A**

### **FISCAL IMPACT:**

General Fund – Increase in budgeted revenues and expenditures of \$2,905,102.

Public Safety Fund – Increase in budgeted revenues and expenditures of \$24,000.

Capital Projects Fund – Increase in budgeted revenues and expenditures of \$470,000.

Water Fund – Increase in budgeted revenues of \$4,721,187 and budgeted expenditures of \$5,296,468.

Sewer Fund – Increase in budgeted revenues of \$2,557,810 and budgeted expenditures of \$2,949,765.

Streetlight Fund – Increase in budgeted expenditures of \$190,000.

Fleet Fund – Increase in budgeted revenues and expenditures of \$774,690.

Information Technology Fund – Increase in budgeted revenues and expenditures of \$20,251.

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**Recommended Motion**

I move we adopt Resolution 2026-R-10 amending the fiscal year 2026 budget for the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, Sewer Fund, Streetlight Fund, Information Technology Fund, and Fleet Fund, as presented.

**Attachments:**

Resolution No. 2026-R-10

FY2026 Proposed Budget Amendment 1 Detail

**MIDVALE CITY CORPORATION  
RESOLUTION 2026-R-10**

**A BUDGET APPROPRIATION RESOLUTION OF MIDVALE CITY, AMENDING THE BUDGETS OF THE GENERAL FUND, PUBLIC SAFETY FUND, CAPITAL PROJECTS FUND, WATER FUND, SEWER FUND, STREETLIGHT FUND, INFORMATION TECHNOLOGY FUND, AND FLEET FUND, FOR THE FISCAL YEAR ENDING JUNE 30, 2026.**

**Whereas**, Utah State Code, Sections 10-6-109, 10-6-127, and 10-6-128 of the Uniform Fiscal Procedures Act for Utah Cities, requires that increases in appropriations for operating budgets of the General Fund and other funds be made by resolution of the governing body; and

**Whereas**, the required public notice was properly published; and

**Whereas**, pursuant to notice, the public hearing was held on the 17th day of February, 2026; and

**Whereas**, in compliance with statutory requirements, Midvale City amends the revenue and appropriation budgets of the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, Sewer Fund, Streetlight Fund, Information Technology Fund, and Fleet Fund, as detailed on the attached schedule.

**Now therefore be it resolved**, by the Midvale City Council, that the above budget amendments be made for the appropriate budgets for the Fiscal Year ending June 30, 2026.

**This resolution** shall become effective immediately upon passage thereof.

**Passed and adopted by the City Council of Midvale City, State of Utah**, this 17th day of February, 2026.

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

ATTEST:

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

**Voting by the City Council: “Aye”**

**“Nay”**

Denece Mikolash	_____	_____
Paul Glover	_____	_____
Bonnie Billings	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____

Midvale City FY2026 Proposed Budget Amendment 1						
General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Adopted Budget	Proposed Change	FY26 Proposed Amended Budget	Description
<b>General Fund</b>						
<b>Revenues</b>						
Property tax	3,504,944	1,607,406	3,468,094	23,000	3,491,094	Main Street RDA Tax Increment
Building permits	1,023,812	486,419	505,580	51,090	556,670	Increased to meet Building Expenditures
Class C Road Funds	1,570,759	498,155	1,126,000	8,860	1,134,860	Increased to meet Street Expenditures
Plan check fees	684,910	282,767	160,000	25,000	185,000	Increased to meet Building Expenditures
Use of Fund Balance	-	-	126,576	2,797,152	2,923,728	Increased use of fund balance
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - GENERAL FUND</b>	<b>\$ 29,191,087</b>	<b>\$ 12,512,350</b>	<b>\$ 27,171,559</b>	<b>\$ 2,905,102</b>	<b>\$ 30,076,661</b>	
<b>Expenditures</b>						
<b>Administration</b>						
Salaries	624,136	348,555	664,288	25,650	689,938	Merit & Update to Actuals, Addition of Coalition Intern
Benefits	259,078	139,030	295,178	(7,525)	287,653	Update to Actuals
Communications/Telephones	2,217	1,285	966	1,500	2,466	Change in City cell phone selections
Professional Services	129,996	90,835	115,000	15,000	130,000	Actual cost of Capstone and RRJ Consultants
<b>Administration Department Total</b>	<b>\$ 1,045,239</b>	<b>\$ 541,045</b>	<b>\$ 1,113,695</b>	<b>\$ 34,625</b>	<b>\$ 1,148,320</b>	
<b>Community/Intergovernmental</b>						
Salaries	39,812	23,279	40,653	679	41,332	Merit & Update to Actuals
Benefits	8,962	5,132	9,244	170	9,414	Merit & Update to Actuals
Youth Violence Coalition Admin	7,656	6,519	-	20,000	20,000	Coalition Admin Expenditures - Grant Funded
<b>Community/Intgovernmental Department Total</b>	<b>\$ 424,606</b>	<b>\$ 220,146</b>	<b>\$ 234,977</b>	<b>\$ 20,849</b>	<b>\$ 255,826</b>	
<b>City Attorney</b>						
Salaries	518,338	358,310	629,435	8,812	638,247	Merit & Update to Actuals
Benefits	209,806	137,284	258,454	(19,096)	239,358	Merit & Update to Actuals
<b>City Attorney Department Total</b>	<b>\$ 980,097</b>	<b>\$ 510,706</b>	<b>\$ 1,065,442</b>	<b>\$ (10,284)</b>	<b>\$ 1,055,158</b>	
<b>Communications</b>						
Salaries	108,383	68,846	120,133	1,435	121,568	Merit & Update to Actuals
<b>Communications Department Total</b>	<b>\$ 234,196</b>	<b>\$ 141,270</b>	<b>\$ 264,967</b>	<b>\$ 1,435</b>	<b>\$ 266,402</b>	
<b>Human Resources</b>						
Salaries	81,600	47,985	83,913	856	84,769	Merit & Update to Actuals
Benefits	48,588	29,395	49,968	(314)	49,654	Merit & Update to Actuals
Professional services	3,588	1,453	24,000	(20,000)	4,000	Removing One-Time Recruitment Funds
<b>Human Resources Department Total</b>	<b>\$ 150,775</b>	<b>\$ 81,378</b>	<b>\$ 175,941</b>	<b>\$ (19,458)</b>	<b>\$ 156,483</b>	
<b>Recorder</b>						
Salaries	248,382	147,852	251,533	2,498	254,031	Merit & Update to Actuals
Benefits	74,519	43,127	76,534	402	76,936	Merit & Update to Actuals
Codification	9,558	13,950	14,200	5,800	20,000	Increase in Code Changes
<b>Recorder Department Total</b>	<b>\$ 352,326</b>	<b>\$ 204,490</b>	<b>\$ 400,501</b>	<b>\$ 8,700</b>	<b>\$ 409,201</b>	
<b>Administrative Services</b>						
Salaries	151,088	92,414	161,427	1,792	163,219	Merit & Update to Actuals
Education and Travel	1,289	646	1,500	3,000	4,500	One-Time GFOA ACFR Training
<b>Administrative Services Department Total</b>	<b>\$ 217,089</b>	<b>\$ 125,169</b>	<b>\$ 234,677</b>	<b>\$ 4,792</b>	<b>\$ 239,469</b>	

<b>Finance</b>						
Salaries	231,404	121,869	227,962	(6,604)	221,358	Reallocation of UB Clerk
Benefits	149,061	81,386	111,193	(1,379)	109,814	Reallocation of UB Clerk
Professional services	31,430	27,690	36,530	(8,000)	28,530	Extra audit services not needed
<b>Finance Department Total</b>	<b>\$ 432,303</b>	<b>\$ 251,744</b>	<b>\$ 406,593</b>	<b>\$ (15,983)</b>	<b>\$ 390,610</b>	
<b>Justice Court</b>						
Salaries	613,770	385,095	632,271	46,262	678,533	Merit & Update to Actuals, Removal of PT Wage GL, Overlap Full Time FTE
Part-time wages	13,362	-	24,198	(24,198)	-	Removal of PT Wage GL
Benefits	315,253	181,594	311,338	6,702	318,040	Update to Actuals, Overlap Full Time FTE
<b>Justice Court Departement Total</b>	<b>\$ 1,068,812</b>	<b>\$ 594,776</b>	<b>\$ 1,128,396</b>	<b>\$ 28,766</b>	<b>\$ 1,157,162</b>	
<b>Information Technology</b>						
Salaries	337,884	196,049	354,841	4,740	359,581	Merit & Update to Actuals
Benefits	148,621	86,496	162,686	(6,180)	156,506	Merit & Update to Actuals
<b>Information Technology Department Total</b>	<b>\$ 806,285</b>	<b>\$ 507,715</b>	<b>\$ 905,233</b>	<b>\$ (1,440)</b>	<b>\$ 903,794</b>	
<b>Public Works Admin</b>						
Salaries	240,980	141,052	237,077	2,433	239,510	Merit & Update to Actuals, 6 Weeks New PW Director
Benefits	119,728	71,205	119,557	6,385	125,942	Merit & Update to Actuals, 6 Weeks New PW Director
<b>Public Works Admin Deptatment Total</b>	<b>\$ 457,851</b>	<b>\$ 229,084</b>	<b>\$ 398,363</b>	<b>\$ 8,818</b>	<b>\$ 407,181</b>	
<b>Facilities</b>						
Salaries	257,251	142,133	247,225	(9,375)	237,850	Merit & Update to Actuals
Overtime	668	934	900	300	1,200	Update to Overtime Usage/Needs
Benefits	149,789	89,598	155,016	(12,116)	142,900	Merit & Update to Actuals
Electricity	72,589	41,716	65,000	27,500	92,500	Increase in Rates
Natural gas	25,927	7,071	35,000	(10,000)	25,000	Decrease in Rates
City-Owned Utilities	103,206	102,235	126,370	22,000	148,370	Consumption greater than estimated
<b>Facilities Department Total</b>	<b>\$ 820,051</b>	<b>\$ 506,077</b>	<b>\$ 850,742</b>	<b>\$ 18,309</b>	<b>\$ 869,051</b>	
<b>Parks</b>						
Salaries	237,269	155,042	236,378	62,565	298,943	Merit & Update to Actuals, Rebudgeting Parks Employee
Overtime	10,016	9,411	10,200	7,000	17,200	Update to Overtime Usage/Needs
Benefits	129,325	83,366	129,804	15,269	145,073	Merit & Update to Actuals, Rebudgeting Parks Employee
<b>Parks Department Total</b>	<b>\$ 802,340</b>	<b>\$ 433,140</b>	<b>\$ 849,069</b>	<b>\$ 84,834</b>	<b>\$ 933,903</b>	
<b>Streets</b>						
Salaries	320,138	194,538	343,043	4,478	347,521	Merit & Update to Actuals
Benefits	194,394	121,913	198,702	5,503	204,205	Merit & Update to Actuals
	<b>\$ 960,450</b>	<b>\$ 714,456</b>	<b>\$ 1,124,879</b>	<b>\$ 9,981</b>	<b>\$ 1,134,860</b>	
<b>Community Development Admin</b>						
Salaries	340,088	176,747	353,677	(48,734)	304,943	Reallocation of partial employees to Building
Benefits	148,395	84,262	164,436	(28,898)	135,538	Reallocation of partial employees to Building
<b>Community Development Admin Department Total</b>	<b>\$ 558,849</b>	<b>\$ 334,223</b>	<b>\$ 606,604</b>	<b>\$ (77,632)</b>	<b>\$ 528,972</b>	
<b>Engineering</b>						
Salaries	111,906	51,499	90,028	886	90,914	Merit & Update to Actuals
Benefits	29,664	18,321	31,346	123	31,469	Merit & Update to Actuals
<b>Engineering Department Total</b>	<b>\$ 198,468</b>	<b>\$ 112,696</b>	<b>\$ 188,938</b>	<b>\$ 1,009</b>	<b>\$ 189,947</b>	
<b>Planning</b>						
Salaries	262,151	143,139	269,481	2,747	272,228	Merit & Update to Actuals
Benefits	145,545	89,740	153,014	4,943	157,957	Merit & Update to Actuals
<b>Planning Department Total</b>	<b>\$ 437,220</b>	<b>\$ 237,350</b>	<b>\$ 464,196</b>	<b>\$ 7,690</b>	<b>\$ 471,886</b>	

<b>Building</b>						
Salaries	109,230	160,795	247,679	44,655	292,334	Merit & Update to Actuals, Reallocation of partial employees to Building
Overtime	1,392	845	-	1,500	1,500	Update to Overtime Usage/Needs
Benefits	60,708	71,164	122,739	29,936	152,675	Merit & Update to Actuals, Reallocation of partial employees to Building
<b>Building Department Total</b>	<b>\$ 430,843</b>	<b>\$ 261,671</b>	<b>\$ 665,580</b>	<b>\$ 76,091</b>	<b>\$ 741,670</b>	
<b>Contributions</b>						
Transfer to Capital Projects	3,700,000	-	-	2,700,000	2,700,000	ARPA Funds to Captial Projects
Transfer to Public Safety Fund	-	13,690,975	13,690,975	24,000	13,714,975	LVT Trailer
<b>Contributions Department Total</b>	<b>\$ 5,506,195</b>	<b>\$ -</b>	<b>\$ 15,445,669</b>	<b>\$ 2,724,000</b>	<b>\$ 18,169,669</b>	
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS -</b>						
<b>GENERAL FUND</b>	<b>\$ 30,674,326</b>	<b>\$ 6,370,710</b>	<b>\$ 27,171,559</b>	<b>\$ 2,905,102</b>	<b>\$ 30,076,661</b>	



General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Adopted Budget	Proposed Change	FY26 Proposed Amended Budget	Description
<b>Public Safety Fund</b>						
<b>Revenues</b>						
Transfer from General Fund	-	(13,690,975)	(13,690,975)	(24,000)	(13,714,975)	LVT Trailer
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - PUBLIC SAFETY FUND</b>	<b>\$ -</b>	<b>\$ 1,235,591</b>	<b>\$ (14,631,536)</b>	<b>\$ (24,000)</b>	<b>\$ (14,655,536)</b>	
<b>Expenditures</b>						
Miscellaneous supplies	-	-	-	24,000	24,000	LVT Trailer
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - PUBLIC SAFETY FUND</b>	<b>\$ 14,149,738</b>	<b>\$ 8,633,968</b>	<b>\$ 14,631,536</b>	<b>\$ 24,000</b>	<b>\$ 14,655,536</b>	

General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Adopted Budget	Proposed Change	FY26 Proposed Amended Budget	Description
<b>Capital Projects Fund</b>						
<b>Revenues</b>						
TRCC Grant	-	-	-	(220,000)	(220,000)	Receiving TRCC Grant Revenue
Transfer from General Fund	(3,700,000)	-	-	(2,700,000)	(2,700,000)	Transfer of ARPA Funds from GF
Use of Fund Balance	-	-	(6,078,500)	3,390,000	(2,688,500)	Decreased Use of Fund Balance
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - CAPITAL PROJECTS FUND</b>	<b>\$ (5,671,950)</b>	<b>\$ (1,530,127)</b>	<b>\$ (32,198,200)</b>	<b>\$ 470,000</b>	<b>\$ (31,728,200)</b>	
<b>Expenditures</b>						
Parks master plan/impact fee	40,000	-	-	20,000	20,000	Carryover from FY2025
City entryway signs	1,719	-	-	110,000	110,000	Carryover from FY2025
UDOT canal trails study	33,868	194,015	890,000	(600,000)	290,000	Reducing - no construction plan
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - CAPITAL PROJECTS FUND</b>	<b>\$ 8,106,792</b>	<b>\$ 3,655,620</b>	<b>\$ 32,198,200</b>	<b>\$ (470,000)</b>	<b>\$ 31,728,200</b>	

General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Adopted Budget	Proposed Change	FY26 Proposed Amended Budget	Description
<b>Water Fund</b>						
<b>Revenues</b>						
Use of Fund Balance	-	-	-	(4,721,187)	(4,721,187)	Use of Fund Balance - 2023 Bond
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - WATER FUND</b>	<b>\$ (8,547,414)</b>	<b>\$ (5,088,629)</b>	<b>\$ (8,519,391)</b>	<b>\$ (4,721,187)</b>	<b>\$ (13,240,578)</b>	
<b>Expenditures</b>						
Salaries	809,368	456,938	800,415	4,079	804,494	Merit & Update to Actuals
Overtime	26,134	19,995	30,200	(19,447)	10,753	Update to Overtime Usage/Needs
Meters and related supplies	202,513	59,576	55,000	30,000	85,000	Increase in needed meters due to development
Electricity	217,761	149,242	211,000	55,000	266,000	Increase in Rates
Professional Services	7,462	22,008	27,600	40,000	67,600	Source Protection Plan
Water Master Plan Projects	72,567	-	-	5,186,836	5,186,836	Carryover - Water Master Plan Projects - 2023 Bond
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - WATER FUND</b>	<b>\$ 7,368,566</b>	<b>\$ 5,020,268</b>	<b>\$ 7,944,110</b>	<b>\$ 5,296,468</b>	<b>\$ 13,240,578</b>	

General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Adopted Budget	Proposed Change	FY26 Proposed Amended Budget	Description
<b>Sewer Fund</b>						
<b>Revenues</b>						
Use of Fund Balance	-	-	-	(2,557,810)	(2,557,810)	Use of Fund Balance - 2023 Bond
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - SEWER FUND</b>	<b>\$ (4,484,508)</b>	<b>\$ (2,701,992)</b>	<b>\$ (4,351,256)</b>	<b>\$ (2,557,810)</b>	<b>\$ (6,909,066)</b>	
<b>Expenditures</b>						
Salaries - full time	549,859	303,090	523,927	(1,673)	522,254	Merit & Update to Actuals
Benefits	293,223	179,259	307,896	(1,996)	305,900	Merit & Update to Actuals
Sewer Master Plan Projects	83,747	326,511	-	2,953,434	2,953,434	Carryover - Sewer Master Plan Projects - 2023 Bond
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - SEWER FUND</b>	<b>\$ 3,741,162</b>	<b>\$ 2,604,612</b>	<b>\$ 3,959,301</b>	<b>\$ 2,949,765</b>	<b>\$ 6,909,066</b>	

General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Adopted Budget	Proposed Change	FY26 Proposed Amended Budget	Description
<b>Streetlight Fund</b>						
<b>Revenues</b>						
<b>TOTAL REVENUE BUDGET - STREETLIGHT FUND</b>	<b>\$ (427,603)</b>	<b>\$ (236,793)</b>	<b>\$ (424,263)</b>	<b>\$ -</b>	<b>\$ (424,263)</b>	
<b>Expenditures</b>						
Equipment, supplies & maint	98,411	96,692	81,200	40,000	121,200	Accident Repairs
Professional Services	-	-	-	150,000	150,000	Streetlight Master Plan
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - STREETLIGHT FUND</b>	<b>\$ 191,119</b>	<b>\$ 170,659</b>	<b>\$ 197,872</b>	<b>\$ 190,000</b>	<b>\$ 387,872</b>	

General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Adopted Budget	Proposed Change	FY26 Proposed Amended Budget	Description
<b>Fleet Fund</b>						
<b>Revenues</b>						
Use of Fund Balance	-	-	(374,105)	(774,690)	(1,148,795)	Use of Fund Balance - Carryover FY2025 Vehicle Purchases
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - FLEET FUND</b>	<b>\$ (1,712,965)</b>	<b>\$ (1,500,311)</b>	<b>\$ (2,036,913)</b>	<b>\$ (774,690)</b>	<b>\$ (2,811,603)</b>	
<b>Expenditures</b>						
Salaries	161,139	86,884	166,232	(19,599)	146,633	Merit & Update to Actuals
Overtime	2,232	3,150	2,800	700	3,500	Update to Overtime Usage/Needs
Benefits	65,833	39,967	81,333	(10,889)	70,444	Merit & Update to Actuals
Outside Repairs	30,766	23,163	5,000	20,000	25,000	Accidental Removal in FY26 Budget
Vehicle purchase - Facilities	-	37,502	-	37,502	37,502	Carryover - FY2025 Vehicle Purchase
Vehicle purchase - Storm Water	-	37,502	588,444	37,502	625,946	Carryover - FY2025 Vehicle Purchase
Vehicle purchase - Engineering	-	112,506	38,444	112,506	150,950	Carryover - FY2025 Vehicle Purchase
Vehicle purchase - Bldg Inspec	-	28,278	-	28,278	28,278	Carryover - FY2025 Vehicle Purchase
Vehicle purchase - Sewer	-	540,411	-	540,411	540,411	Carryover - FY2025 Vehicle Purchase
Vehicle purchase - Dev Svcs	-	28,278	-	28,278	28,278	Carryover - FY2025 Vehicle Purchase
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - FLEET FUND</b>	<b>\$ 1,107,478</b>	<b>\$ 1,266,940</b>	<b>\$ 2,036,913</b>	<b>\$ 774,689</b>	<b>\$ 2,811,603</b>	

General Ledger Account Description	FY25 Actuals	FY26 Year-to- Date	FY26 Adopted Budget	Proposed Change	FY26 Proposed Amended Budget	Description
<b>Information Technology Fund</b>						
<b>Revenues</b>						
Use of Fund Balance	-	-	(255,568)	(20,251)	(275,819)	Use of Fund Balance
<b>TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - INFORMATION TECHNOLOGY FUND</b>	<b>\$ (306,856)</b>	<b>\$ (335,056)</b>	<b>\$ (577,329)</b>	<b>\$ (20,251)</b>	<b>\$ (597,580)</b>	
<b>Expenditures</b>						
Salaries	28,209	24,445	29,844	22,633	52,477	Merit & Update to Actuals, Addition of PT Temporary IT Intern
Benefits	11,540	7,241	15,924	(2,383)	13,541	Merit & Update to Actuals
<b>TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - INFORMATION TECHNOLOGY FUND</b>	<b>\$ 296,656</b>	<b>\$ 317,774</b>	<b>\$ 577,329</b>	<b>\$ 20,250</b>	<b>\$ 597,580</b>	



**CITY COUNCIL MEETING**  
***Minutes***  
**Tuesday February 3, 2026**

**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

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

**6:00 p.m. – WORKSHOP**

- **Jordan Bluffs Concept Presentation by Gardner and Edge Homes**

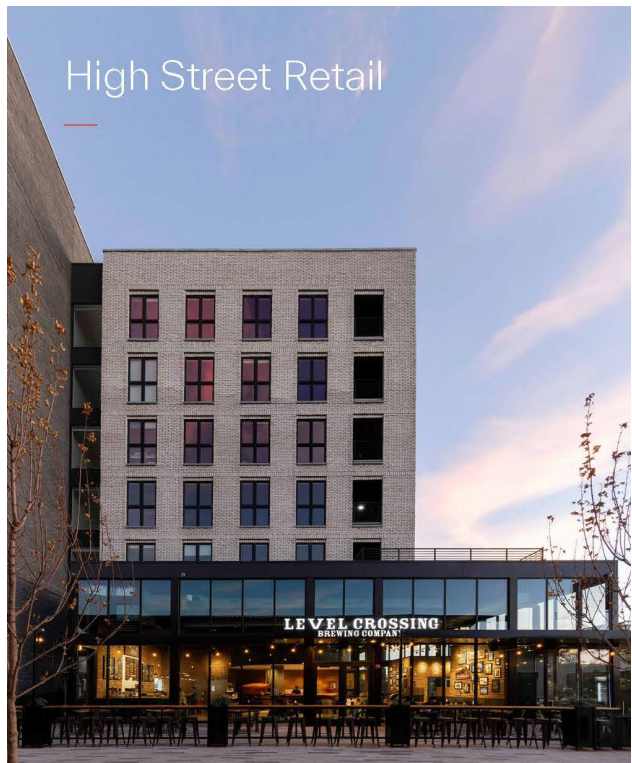
Adam Olsen gave a brief history of Jordan Bluffs to its zoning. Adam Olsen introduced Dave Denison and Mark Murdock with the Gardner Group, Steve Maddox and Paxton Guymon with Edge Homes, and the landowner, Walt Plumb. Dave Denison began by explaining what they had planned for Jordan Bluffs. Dave Denison pointed out that they are sticking to the original plans. Steve Maddox talked about Edge's vision for this project. He said they want to create walkability, and each home will provide off street parking for 4 vehicles. They also have a plan to tie the surrounding neighborhoods into this new community by providing some public use areas on the perimeter of the community.









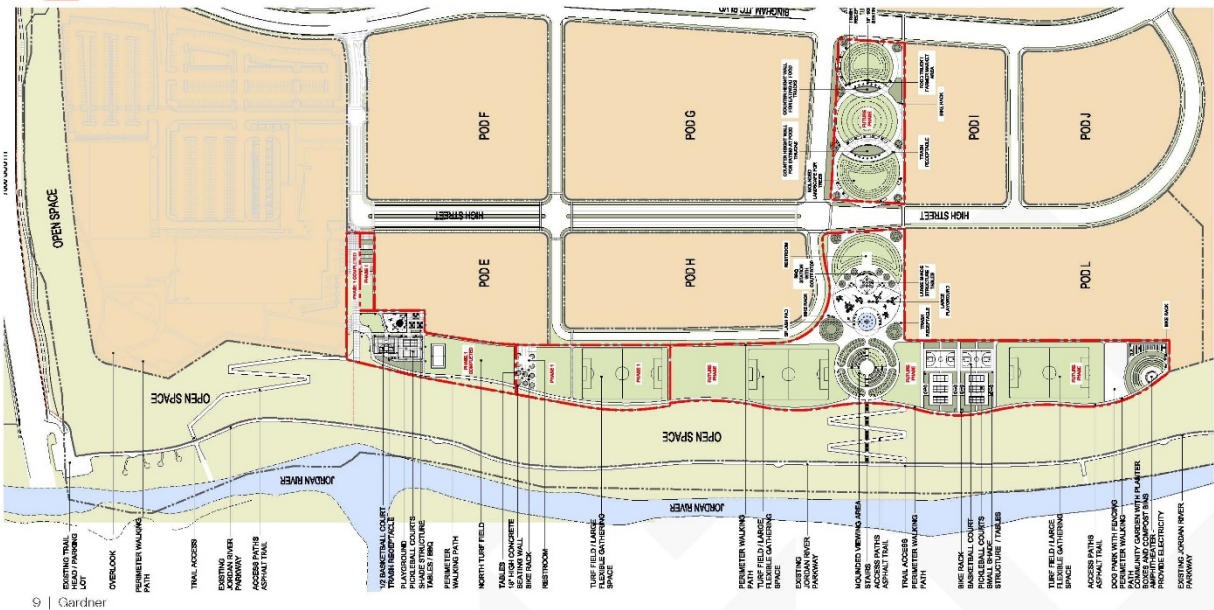




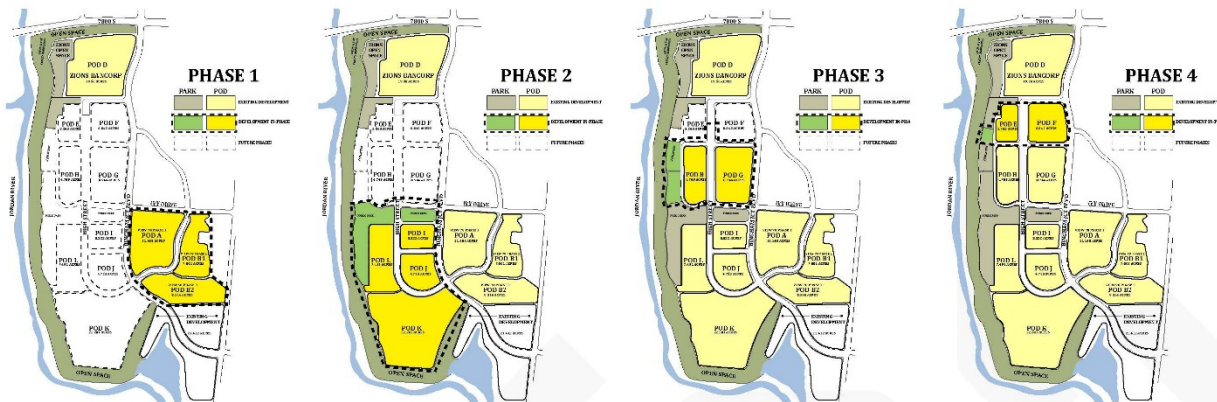
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## Open Spaces Master plan



## Phasing Plan







## Main Street Midvale



Andrew Condos



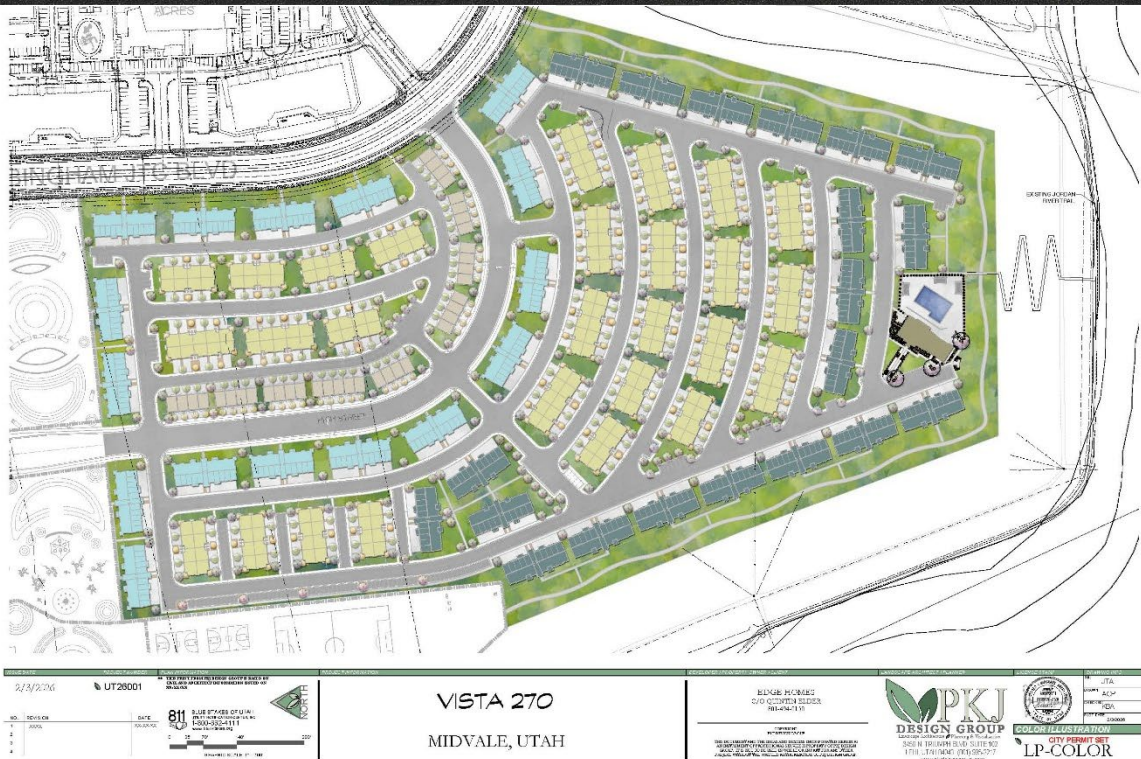
Finley Condos





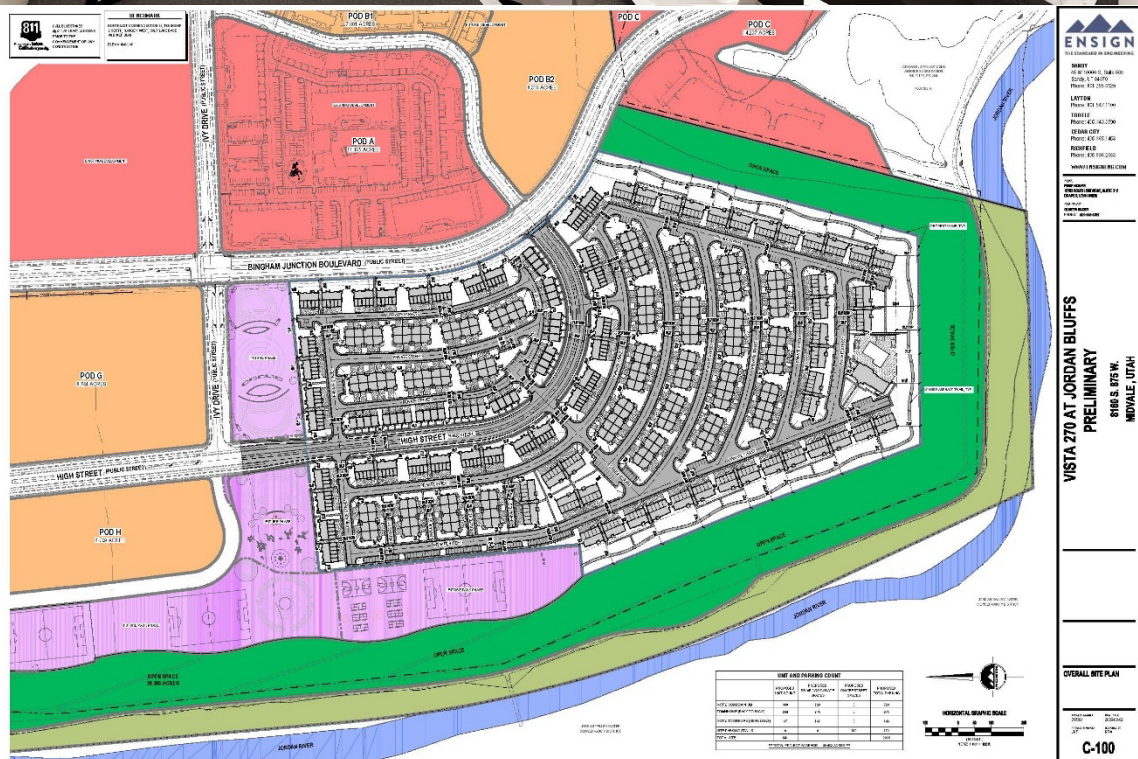












## 7:00 p.m. – REGULAR MEETING

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

**I. GENERAL BUSINESS**

**A. Welcome and Pledge of Allegiance**

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

**C. Proclamation Proclaiming February 2026 as Black History Month**

Mayor Dustin Gettel read the Proclamation into the record.



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

Chief Morse began with the January Stat report. The department responded to approximately 2100 calls, similar to last year's number, generating 667 cases resulting in

21 booking arrests with 181 citations issued. Total active cases in the Violent Crimes unit is 143 with 9 additional in January. Total active cases in the Special Victims unit is 70 with 8 added in January.

The Chief said there were two auto pedestrian accidents resulting in injury and death in the last 30 days. She reminded drivers to slow down, pay attention, and watch for pedestrians.

Chief Morse said there was a recent student walk-out protesting ICE at Hillcrest High School. UPD was not part of the protest but was present to make sure that the students were able to safely exercise their right to protest. She gave kudos to the high school organizer to ensure that the protest was peaceful and safe.

The Chief reported that the department has a new canine named Gyro, a 12 month old Malinois/German Shepherd mix.

Chief Morse announced that the UPD Crime Victim Advocate is receiving the Melvin C. Wilson Lifetime Achievement award from the Utah Victim Services Division. She will be honored at a conference in April.

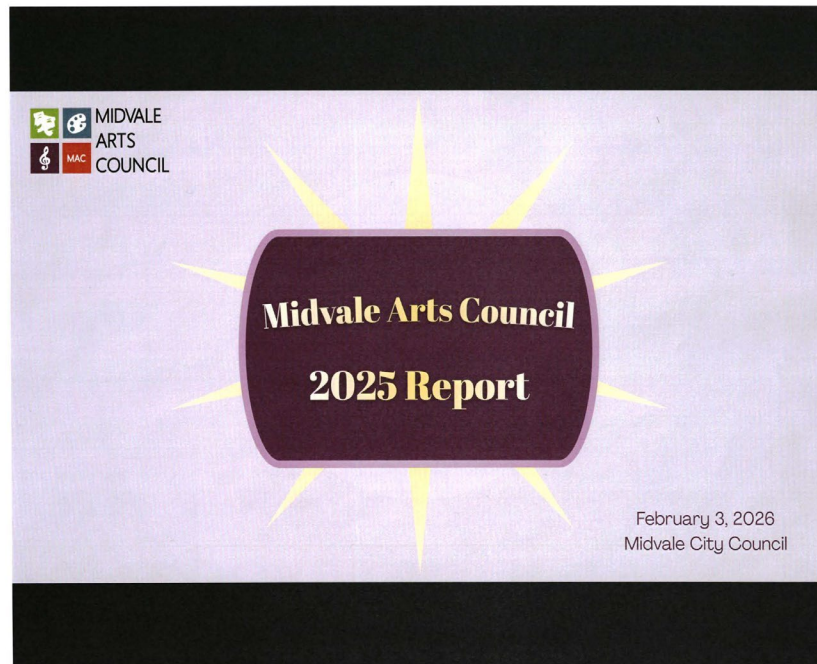
The Chief reported that UPD received a Utah Department of Justice grant and will be hiring a part-time social worker that will be dedicated to Midvale.

**E. Arts Council Report – *[Wade Walker, Chairman/President]***

Wade Walker thanked the staff for their support over the years and gave a brief history of the Arts Council. Wade Walker introduced the Board and the new members including the new Treasurer Lauren Richards.

Lauren Richards, Treasurer, gave an overview of the activities and productions over the last year and what they have planned for 2026.

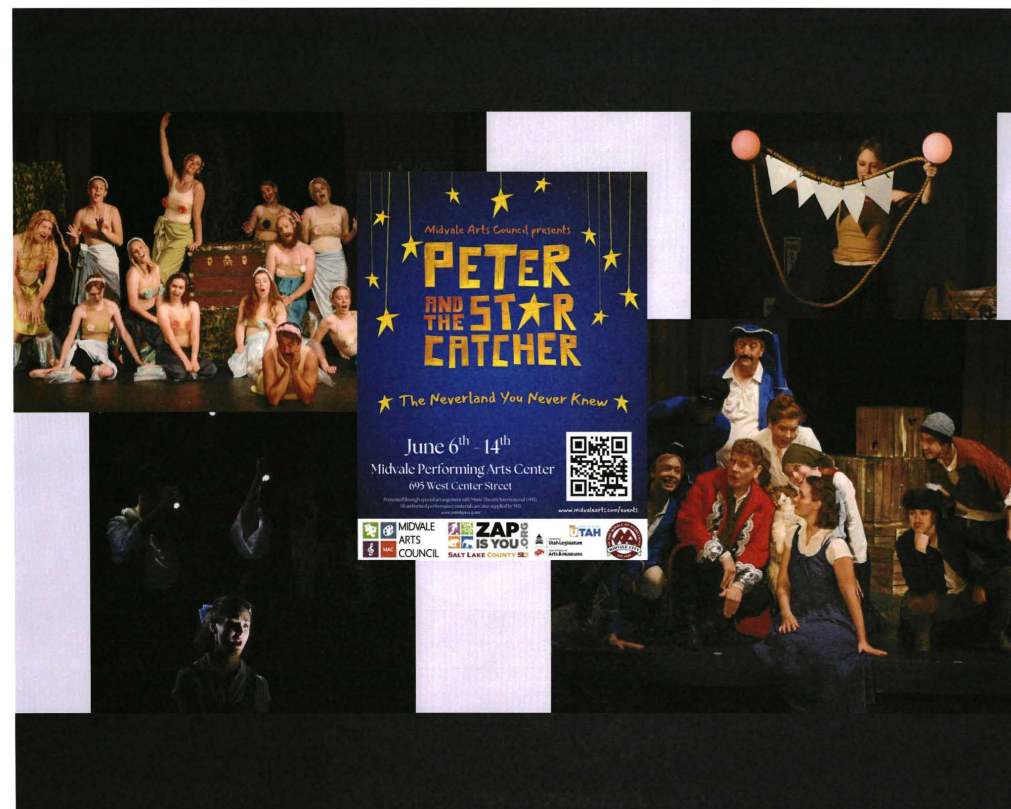








Proceedings of City Council Meeting  
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Midvale Arts Council presents

**THE BEST OF UTAH**  
Summer Concert Series

June 20 - The Groove  
June 27 - Channel Z  
July 4 - The Walker Brothers  
July 11 - Generations  
July 18 - Exit Strategy  
July 25 - 23rd Army Band  
August 1 - James Romero y los Amigos Three Generations

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7  
Concerts

1,575  
Attendees

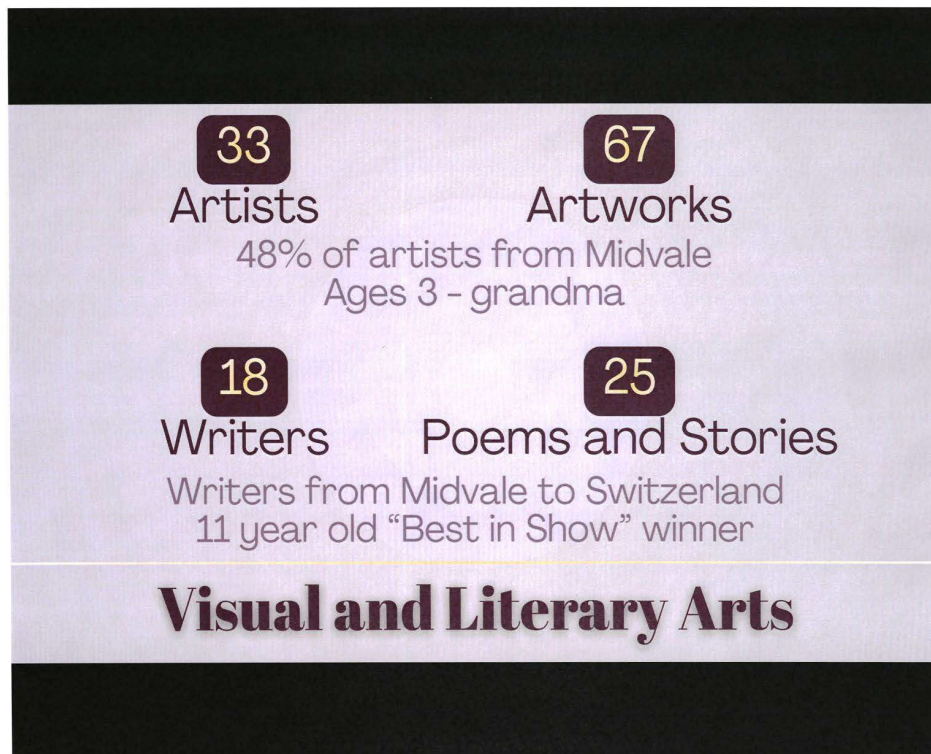
77  
Performers

**Summer Concert Series**

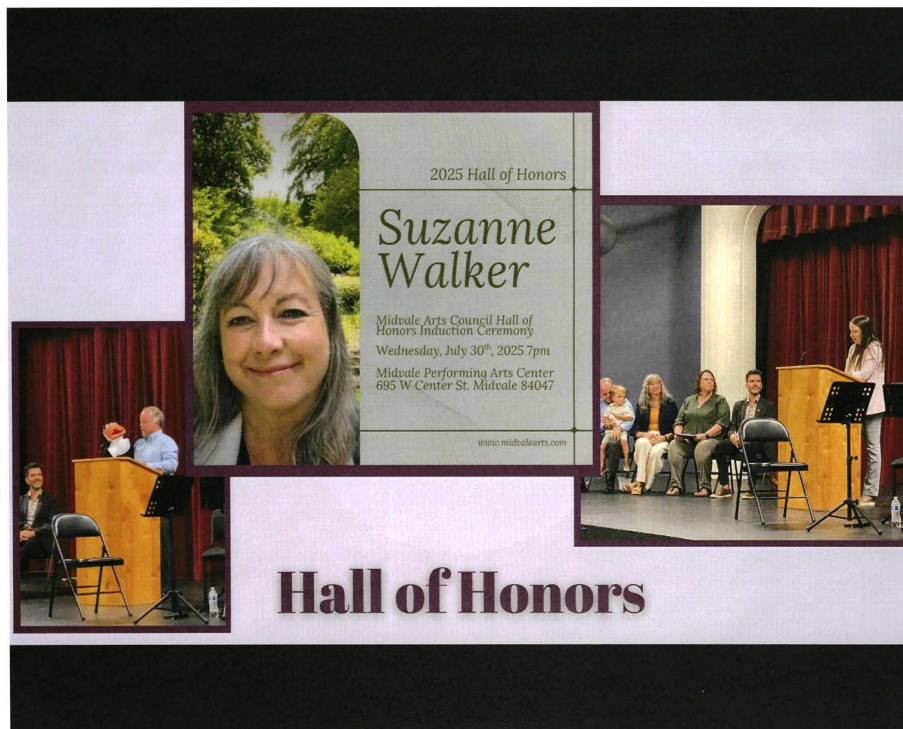
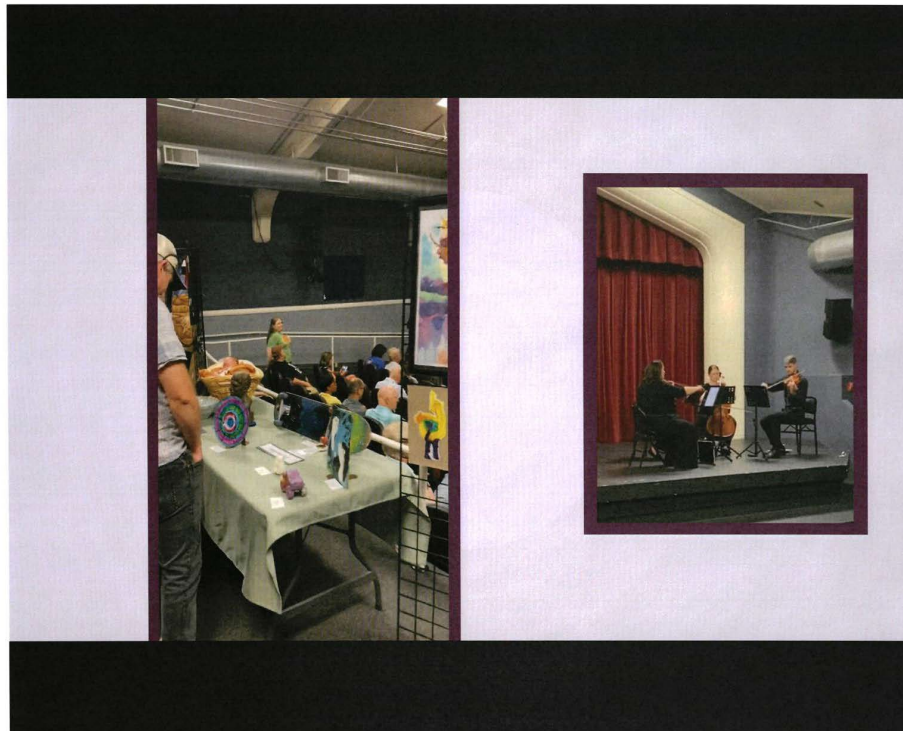


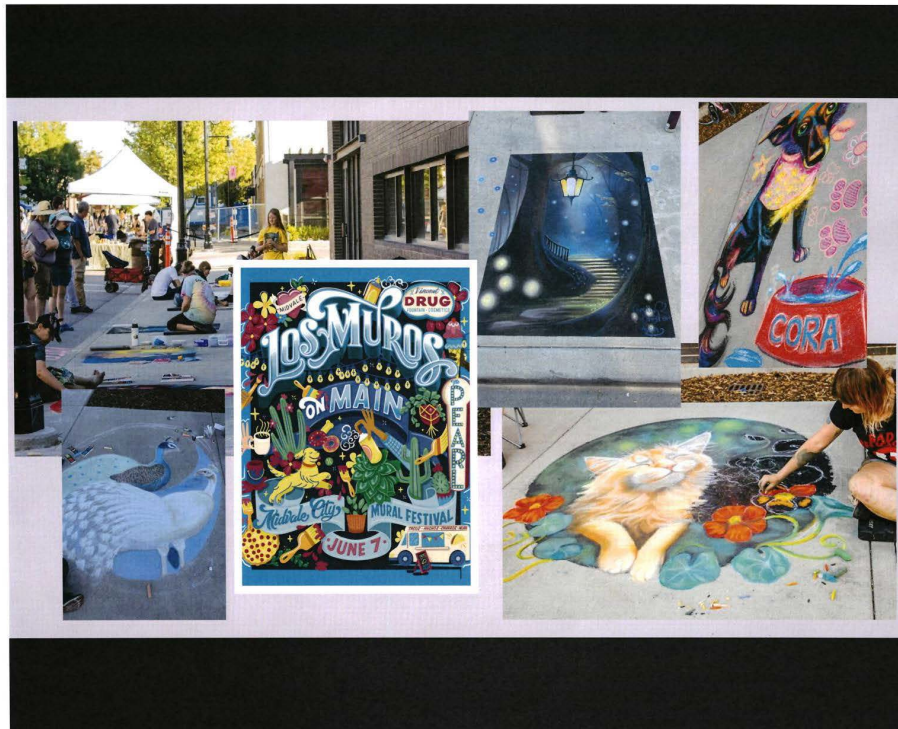
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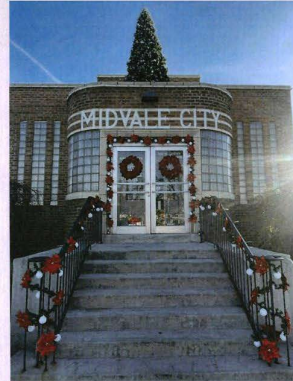












## Midvale Performing Arts Center



Classical  
Music  
Festival

May 7 -9

9 Concerts  
June 5 - July 31

Chalk Art

June 13

Hall of  
Honors

July 29

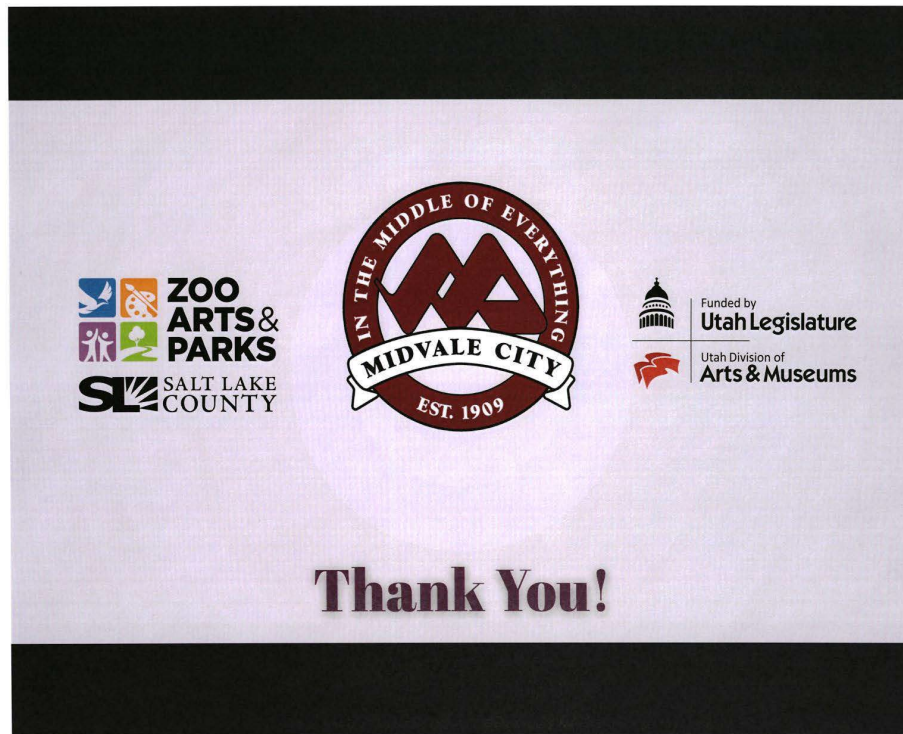
Visual Arts  
Show and  
Art Crawl

July 29

Literary  
Arts

July

## Coming in 2026



## **II. PUBLIC COMMENTS**

Sue Armitage, Midvale resident, said on behalf of the Community Council she wants to know if the Cinco De Mayo festival can be started up again. She asked for names of people she can contact that might be helpful to get Cinco De Mayo going again.

Mayor Dustin Gettel said they have been talking to Spencer Mears about Cinco De Mayo and plans are being discussed.

Stephanie Johnson, former Arts Council Treasurer, thanked everyone for supporting her over the years. She is retiring after 24 years of service.

## **III. COUNCIL REPORTS**

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

**B. Council Member Paul Glover** – expressed his thanks to the Arts Council.

**C. Council Member Heidi Robinson** – Thanked the Arts Council and Stephanie Johnson in particular for her volunteer work with Arts Council. She also thanked UPD for keeping the young protestors safe.

**D. Council Member Bryant Brown** – said he would like the unreadable street signs replaced. Some of the logos are worn off or old. He would like to see the signs more consistent throughout the city. He thanked UPD for keeping the students safe while they are protesting. He believes from a moral and ethical standpoint ICE should be abolished.

Glen Kennedy said there is a street sign replacement plan currently in place and all signs will be replaced in a ten year period.

**E. Council Member Denece Mikolash** – Thanked UPD and gave the students kudo's for exercising their right to protest. She is excited about what's happening with the Jordan Bluffs project.

**IV. MAYOR REPORT**

A. Mayor Dustin Gettel thanked the Arts Council; Beetlejuice was especially entertaining. He thanked UPD for keeping the protesting students safe and the school district for allowing the students their right to protest. UPD is looking to expand services into the IHC medical facilities. The program will start with one officer and one sergeant, and if successful, will expand to five officers and one sergeant. There's been an uptick in auto pedestrian accidents across the valley, he reminded everyone to be aware of what is going on around them, don't assume you are safe just because you are in a crosswalk.

**V. CITY MANAGER REPORT**

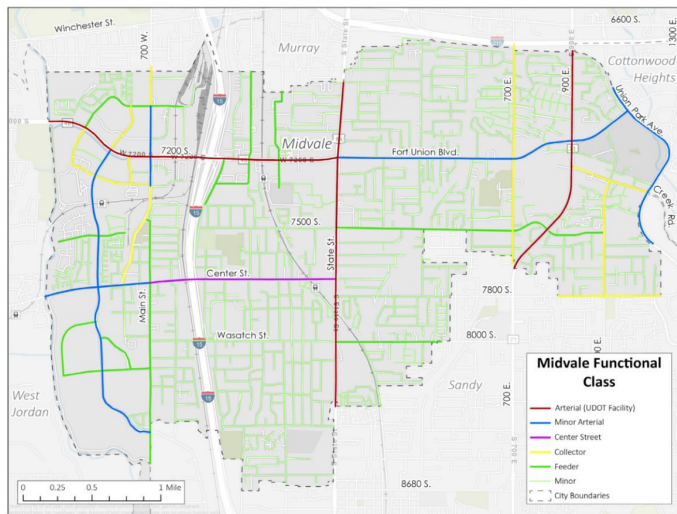
A. Matt Dahl had nothing to report.

**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 said this code text amendment changes how the TODO zone implements the mixed-use requirement for the main floor of buildings and proposes that the exclusion of office uses on the main floor of buildings apply to Fort Union Blvd and Center Street.

Instead of requiring a percentage of the *building footprint area* as office, retail, and/or restaurant uses the new language proposes a percentage of the *street facing building façade* as office, retail, and/or restaurant uses, with the addition of an option for clustering the requirement on any road classified as a Feeder or larger, as designated in the Transportation Element of the General Plan (see Figure 1). A minimum depth requirement for the commercial space on the first floor was added as well to ensure that only commercially viable spaces are created.



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: (1) the general plan objective of optimizing land uses in Opportunity Areas (Criterion 1); (2) the Municipal Land Use, Development, and Management Act (LUDMA) objectives of promoting prosperity and protecting the tax base (Criterion 2); and (3) the clear interpretation of code language (Criterion 3).





## TODO Mixed-Use Requirement

Change Basis for Mixed-Use Requirement and Provide Flexibility

### TODO Mixed Use Requirement

#### Goals of the Text Amendment for the TODO Mixed-Use Requirement

1. Change basis for mixed use requirement from building footprint area to **street facing building façade.**
2. Ensure that only **commercially viable spaces** are added on the first floor with a minimum depth requirement.
3. Allow **clustering** of the requirement on any road classified as a "Feeder" or larger.
4. **Add Center Street** to the existing prohibition of office space on the first floor.

## TODO Mixed Use Requirement

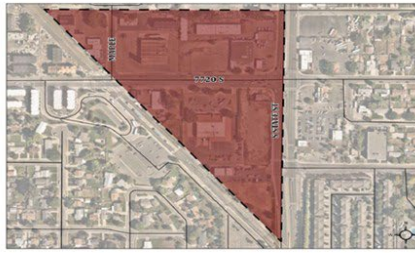
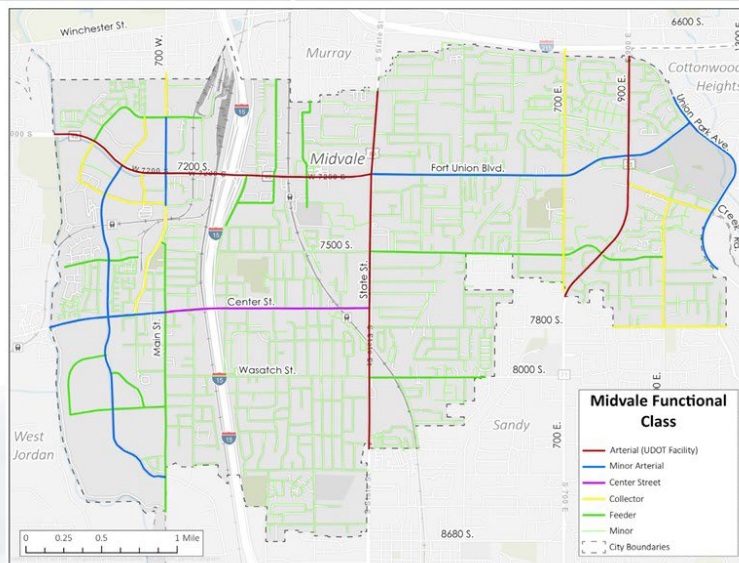


Figure 1. Required Mixed-Use Area Near Center Street TRAX Station



Figure 2. Required Mixed-Use Area Near Fort Union TRAX Station

## TODO Mixed Use Requirement Road Classifications



## TODO Mixed Use Requirement

### Current

G. *Vertical or Commercial Mixed-Use Requirement.* A vertical or commercial mixed-use component is required in the areas shown in Figures 1 and 2 below. The first story of any vertical or commercial mixed-use structure must consist of a minimum of fifty percent of the building footprint as office, retail, or restaurant use. Buildings that front on Fort Union Blvd may not contain office use along that frontage on the first story. Additional retail, restaurant, or office uses may be included in upper stories if multi-family residential units make up at least fifty percent of the building's gross floor area. Developments in the required mixed-use areas automatically qualify for the incentive in subsection (H) of this section.

### Proposed

G. *Vertical or Commercial Mixed-Use Requirement.* A vertical or commercial mixed-use component is required in the areas shown in Figures 1 and 2 below. The first story of any vertical or commercial mixed-use structure must consist of a minimum of 67.5% fifty-percent of the street facing building facades building-footprint as office, retail, or restaurant uses. The resulting office, retail, or restaurant space shall have a minimum depth of 25 feet measured at a right angle from the interior surface of the front wall to the interior surface of the rear wall.

Clustering of this requirement on Arterial, Minor Arterial, Center Street, Collector, and Feeder roads as defined in the Transportation Element of the General Plan is allowed as long as the overall linear footage of street facing building facades that is provided as office, retail, and/or restaurant uses is equal to what would have been provided on a per street facing building

frontage basis without clustering. Buildings that have frontage on Fort Union Blvd and Center Street may not contain office uses along that frontage on the first story. Additional retail, restaurant, or office uses may be included in upper stories if multi-family residential units make up at least fifty-percent 50% of the building's gross floor area. Developments in the required mixed-use areas automatically qualify for the incentive in subsection (H) of this section.

## TODO Mixed Use Requirement

### Current

H. *Incentive for Vertical or Commercial Mixed-Use Component.* A vertical or commercial mixed-use structure may have up to ten stories and no maximum density if the first story of the structure consists of a minimum of twenty-five percent office, retail, or restaurant use.

### Proposed

H. *Incentive for Vertical or Commercial Mixed-Use Component.* A vertical or commercial mixed-use structure may have up to ten stories and no maximum density if the first story of the structure consists of a minimum of 40% of the street facing building facades as office, retail, or restaurant uses. The resulting office, retail, or restaurant space shall have a minimum depth of 25 feet measured at a right angle from the interior surface of the front wall to the interior surface of the rear wall.

Clustering of this requirement on Arterial, Minor Arterial, Center Street, Collector, and Feeder roads as defined in the Transportation Element of the General Plan is allowed as long as the overall linear footage of street facing building facades that is provided as office, retail, and/or restaurant uses is equal to what would have been provided on a per street facing building frontage basis without clustering. Buildings that have frontage on Fort Union Blvd and Center Street may not contain office uses in the first story. the first story of the structure consists of a minimum of twenty-five percent office, retail, or restaurant use.

7500 South



## Zoning Code Amendment Criteria

### 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.

Council Member Bryant Brown said he wants to see at least 100% of the space used if the space is under 50%. If they need less space, they need to still use 100% of the space. For instance, if only 40% of the space is available, they have to use it all. He doesn't want to leave tiny unused spaces.

Wendelin Knobloch said they have lost applicants by requiring what Council Member Bryant Brown would like to see. They are trying to change the approach.

Council Member Denece Mikolash agrees with this new approach because the previous approach made it unattainable for some applicants. She would like to see this approach tested to see how this would work.

**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.

Luke Maynes, resident in district 5, said he supports and appreciates the housing incentives and that they are being used. He likes that the city is willing to experiment with ways to get mixed use in the city.

**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: Approve Ordinance No. 2026-O-03 which adopts a Code Text Amendment that modifies Midvale Municipal Code Section 17-7-17.3 (TODO Zone) to provide design flexibility for the commercial mixed-use requirement.**

**MOTION: Council Member Heidi Robinson MOVED to Approve Ordinance No. 2026-O-03 Adopting a Code Text Amendment that modifies Midvale Municipal Code Section 17-7-17.3 (TODO Zone) to provide design flexibility for the commercial mixed-use requirement. 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:**

<b>Council Member Paul Glover</b>	<b>Aye</b>
<b>Council Member Heidi Robinson</b>	<b>Aye</b>
<b>Council Member Bryant Brown</b>	<b>Aye</b>
<b>Council Member Denece Mikolash</b>	<b>Aye</b>
<b>Council Member Bonnie Billings</b>	<b>Aye</b>

**The motion passed unanimously.**

**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 said Paul Jones, counsel for Excel Motor Co. LLC is requesting the rezone from the TOD zone to the SSC zone for the 4 properties identified above to operate a vehicle sales business on the property of 7636 S State St. Currently, vehicle related uses are not permitted in the TOD zone and are allowed uses in the SSC zone. The applicant, Excel Motor Co. LLC, has previously applied for a business license to operate a vehicle sales business that was denied on August 25, 2025. The license application denial and zoning interpretation were appealed and later denied by Midvale's Appeal Authority on October 13, 2025 as the TOD zone does not permit vehicle related uses.

Midvale Municipal Code 17-3-1(E) outlines the criteria necessary for granting a rezone as follows: Staff response will be in **bold**.

*E. Zoning Map Amendment Criteria. The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 and demonstrates one or more of the following:*

1. *Proposed rezoning promotes objectives of the general plan;*
2. *Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or*
3. *Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.*

Staff believes the proposed zoning map amendment request satisfies Utah Code Annotated 10-9a-102 (renumbered 10-20-101 effective 11-6-2025) and criteria #1 listed above.

The properties are in the area identified in the 2016 General Plan as Middle State Street which consists of a portion of the State Street corridor and the Center Street TRAX station area. The goals of this area are to promote nodes of higher intensity uses at the Center Street TRAX station, and 7500 S. These properties fall in the middle of those node areas, where commercial properties are underutilized.

The purpose of the State Street (SSC) Zone is to foster complementary development and create new opportunities for a variety of uses. The Transit Oriented Development (TOD) Zone's purpose is to provide a transitional area between suburban developments and the Transit Oriented Development Overlay (TODO) Zone, which is intended for the TRAX station areas. With the distance between the Center Street TRAX station and these properties and the adjacency of the SSC Zone, rezoning the properties is justifiable.

The SSC Zone allows a larger variety of commercial uses than the TOD Zone and in this area of the Middle State Street Opportunity Area it would "promote the prosperity" and "protect the tax base" (UCA 10-20-101) by permitting more commercial business use types to be allowed at these properties with the proposed zoning map amendment while preserving the transitional areas needed to promote effective transit-oriented and mixed-use developments.

Public notice has been sent to property owners within 500 feet of the subject area, posted on the City Website, the Utah Public Notice website, advertised at City Hall, and a notice was placed on the property. No written public comments have been received as of the writing of this report.





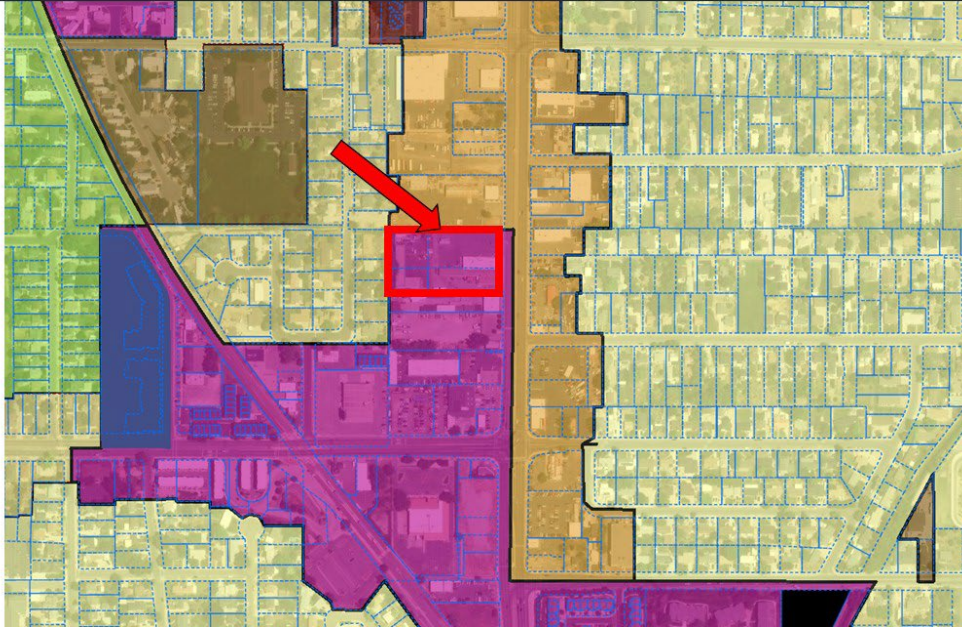
## Rezone

7634 S, 7636 S, 7638 S, and  
7640-7642 S State St  
Approx. 2.17 acres

## Vicinity Map

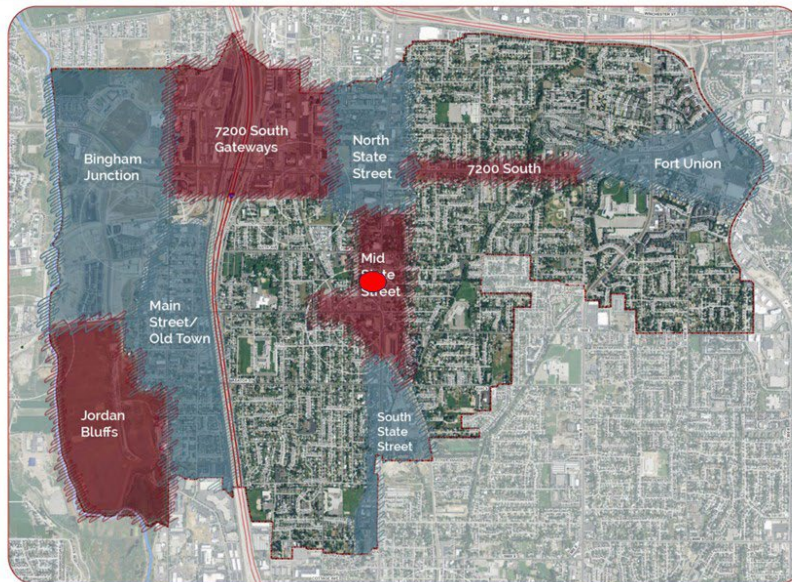


## Current Zoning Map



## Opportunity Area: Middle State Street

Map 8: Opportunity Areas





## MMC 17-7-7.2 SSC Use Table

Type	Allowed	Administrative	Conditional	Business License
Auditorium, Assembly Hall				X
Bed and Breakfast				X
Cafe/Deli	X			X
Car Wash		X		X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				
≤ 1 acre		X		
> 1 acre				X
External Accessory Dwelling Unit*	X			
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital	X			X
Assembly Use		X		X
Assisted Living Facility				
≤ 1 acre		X		X
> 1 acre			X	X

## MMC 17-7-7.2 SSC Use Table

Entertainment Center			X	X
Fences				
7' or less	X			
> 7'		X		
Financial Institution				
W/drive-up window		X		X
W/o drive-up window	X			X
Helipoint			X	X
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Itinerant Merchant				
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, Commercial		X		X
Manufactured Home	X			
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			X
Mortuary, Funeral Home	X			X



## MMC 17-7-7.2 SSC Use Table

Municipal Facilities					Parking Lot				
Parks		X			Commercial			X	X
Public Safety Facility		X			Private	X			
Public Utilities					Pre-Existing Landscaping	X			
Minor		X			Pre-Existing Lighting (outdoor)	X			
Major			X		Pre-Existing Lot	X			
Recreational Facilities		X			Pre-Existing Structure	X			
Trails		X			Pre-Existing Use	X			
Nursery, Commercial	X			X	Quasi-Public Facilities			X	X
Office					Radio Station	X			X
General	X			X	Recreation Facility				
Intensive and Clinical, Medical			X	X	Commercial			X	X
Outdoor Dining		X		X	Private	X			
Outdoor Storage		X							

## MMC 17-7-7.2 SSC Use Table

Religious/Educational Institute					Transportation Facility				
Permanent	X			X	Major			X	
Temporary			X	X	Minor	X			
Restaurant					Rental	X			X
W/drive-up window		X		X	Sales (Minor)	X			X
W/o drive-up window	X			X	Sales and Service (Major)	X			X
Retail and Service Commercial					Filling Station	X			X
W/drive-up window		X		X	Repair	X			X
W/o drive-up window	X			X	Warehouse/Distribution			X	X
24 hour use			X						
Self-Service Storage Facility			X	X					
Shopping Center			X	X					
Telecommunications Facility		X							

## Staff Recommendation - Findings

- The zoning map amendment request complies with the requirements of MMC 17- 3-1(E) and 17-3-1(E)(1).

### MMC 17-3-1(E)

... A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated [10-9a-102](#) and demonstrates one or more of the following:

1. Proposed rezoning promotes objectives of the general plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Council Member Bryant Brown said he doesn't want to see another used car lot in the area.

Council Member Paul Glover said he is concerned about where the cars will be parked and how this will look.

**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.

Sue Armitage said she is also concerned about another car lot and the expanse of concrete in that area.

Paul Jones, Applicant, said it's not a traditional car lot. It's a non-traditional type of use; the buyer purchases the vehicle online and comes to inspect the car at the lot. It will basically be an office space.

**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.

Councilmember Paul Glover asked if they have parking agreements with the surrounding businesses.

Paul Jones explained that this isn't really a car lot in the traditional sense. It's online Sales and he doesn't know of any agreements.

Council Member Denece Mikolash asked how many cars would be parked there at a time.

Paul Jones said about four.

Mayor Dustin Gettel asked if the four car spaces would be for employee parking or the cars for sale.

Paul Jones said the four cars parked would be the cars for sale. The seller is not a broker, he has a website with cars listed online and the office would be the place buyers would come to see and pick up the car. The seller has additional inventory at another location.

Garret Wilcox read what the applicant put on his business license application. The applicant wrote, "we do car wholesale, we are a super small car dealership, we sell cars under thirty grand, we store about ten cars on our lot, and try to sell them by the end of the month, we are owned by the twenty one year old Marshall Quinton who loves the automotive space, we also sell cars to our customers at an unbeatable price."

Council Member Bryant Brown asked how long he has been in business.



Paul Jones said he was at a location in Sandy for awhile and has been in business for a few years.

The Council Members had a lot of discussion about what they want for this space and how that has changed over time, but they all agreed that this zoning change would be a step backwards.

**ACTION:**     **Approve 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 with the findings included in the staff report.**

**MOTION:**     **Council Member Bryant Brown MOVED to DENY 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 due to the findings not being consistent with the city master plan. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:**

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

The motion passed unanimously.

## **VII.     CONSENT AGENDA**

### **A.     CONSIDER MINUTES OF JANUARY 20, 2026.**

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

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

The motion passed unanimously.

## **VIII.   ACTION ITEMS**

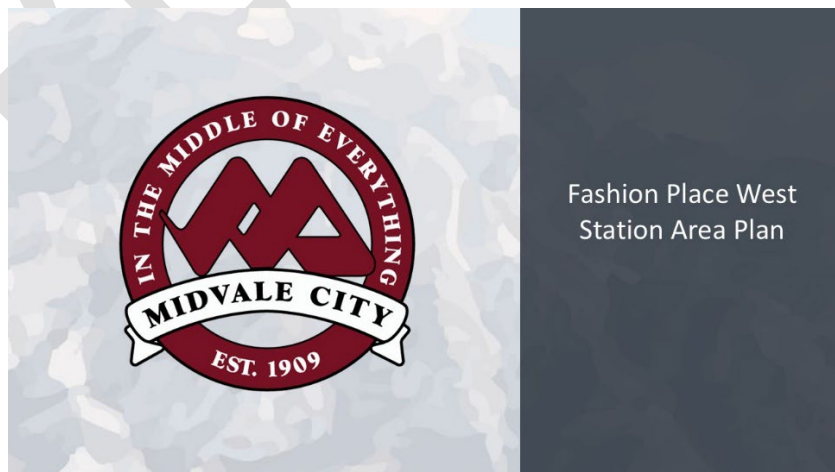
**A. CONSIDER RESOLUTION NO. 2026-R-08 ADOPTING THE FASHION PLACE WEST STATION AREA PLAN.**

Adam Olsen said in 2022 the Utah State Legislature passed HB 462, requiring municipalities with fixed rail guideways (commuter and light rail) to prepare and adopt station area plans (SAP) covering a half-mile radius of each fixed rail station. SAP's may be unique to their jurisdiction and setting; however, key aspects are to include strategies to increase the availability of affordable housing, promotion of sustainable environmental conditions, enhancements of access to employment opportunities and increase of transportation choices and connections.

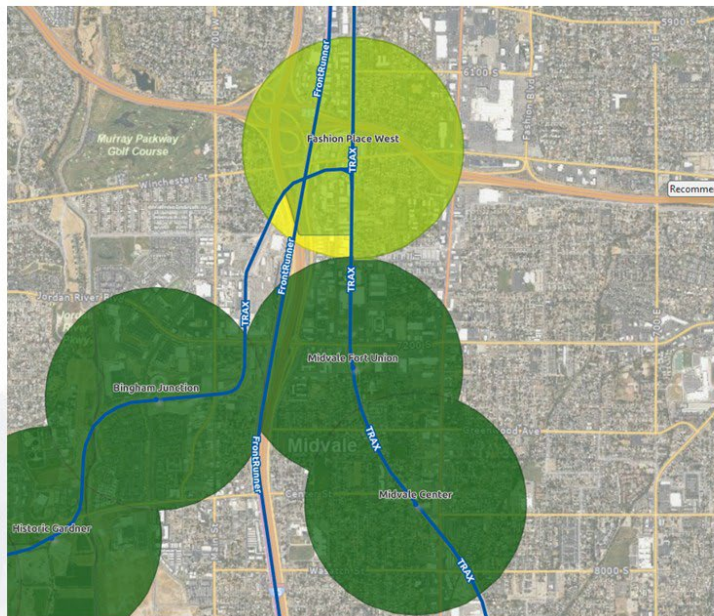
Midvale has four stations in which the half-mile radius falls within its boundaries: Midvale Ft. Union, Midvale Center, Bingham Junction, and Fashion Place West. Station Area Plans have been adopted for three of the stations listed above. A portion of the radius for the Fashion Place West Station, located in Murray, lies in the northernmost portion of Midvale, largely along Cottonwood Street directly adjacent to Murray. Midvale partnered with Murray to complete this station area plan; a grant through the Wasatch Front Regional Council (WFRC) funding said plan. While the station area plan largely focuses on Murray, the area of Midvale directly adjacent to Murray is of interest for both Cities; partnership and joint vision for the area being key. The plan proposes a "jobs and housing mixed use" designation for future development in both Cities with HTRZ (Housing and Transit Reinvestment Zone) proposed as a possible tool for implementation. Midvale is currently exploring creation of an HTRZ for the area between 7200 S and Murray.

The Planning Commission held a public hearing at their December 10th, 2025, meeting and recommended approval of the Fashion Place West SAP.

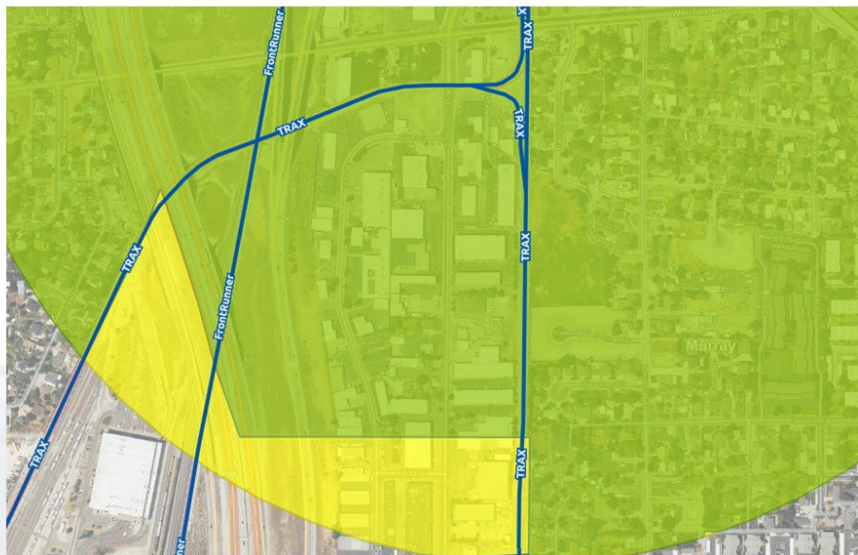
If the City Council elects to approve the Fashion Place West SAP, staff will submit a request for certification to the Wasatch Front Regional Council (WFRC) and the Utah Transit Authority (UTA). Certification by WFRC and UTA will place the City in compliance with the State as required by HB 462.



## Vicinity Map



## Midvale Area

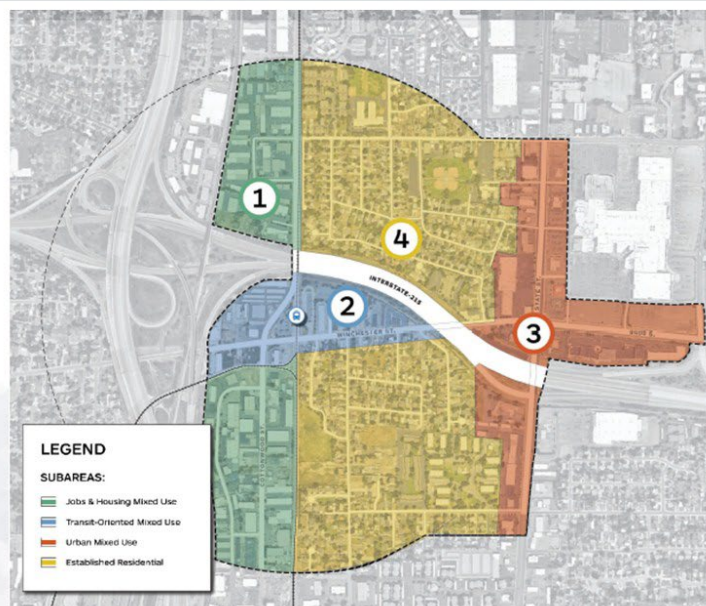




## Midvale Area-Close Up



## Land Use Recommendation



Mayor Dustin Gettel said Midvale has three station area plans compared to one station area plan for much larger cities. He appreciates the work the staff puts in.

**MOTION:** Council Member Heidi Robinson MOVED to Approve Resolution No. 2026-R-08 Adopting the Fashion Place West Station Area Plan. 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:**

<b>Council Member Denece Mikolash</b>	<b>Aye</b>
<b>Council Member Bonnie Billings</b>	<b>Aye</b>
<b>Council Member Paul Glover</b>	<b>Aye</b>
<b>Council Member Heidi Robinson</b>	<b>Aye</b>
<b>Council Member Bryant Brown</b>	<b>Aye</b>

**The motion passed unanimously.**

**B. CONSIDERATION OF ORDINANCE NO. 2026-O-04 REPEALING MIDVALE MUNICIPAL CODE CHAPTER 5.24 LIQUIDATION AND FIRE OR DAMAGED GOODS SALES.**

Garret Wilcox said a Midvale business that is considering going out of business recently contacted a City Council member regarding Midvale Municipal Code Chapter 5.24. Midvale Municipal Code 5.24 requires a business to get a special business license in order to hold a liquidation, fire, or damaged good sale. The business expressed concerns about the requirements found in the chapter. Staff is not aware of any instance in recent memory where a business has applied for or inquired about this license.

Staff researched if other cities within Salt Lake County have similar ordinances. It appears that many communities may have had similar ordinances at one time for consumer protection reasons. Today, only a handful of cities within Salt Lake County have similar ordinances. Most municipalities have either repealed their ordinances altogether or greatly modified them and limited their scope. This may be in part because State law provides similar consumer protections. Utah State Code § 13-11-4(2)(d) specifically prohibits deceptive advertising, including liquidation and fire sales.

Staff recommended approving Ordinance No. 2026-O-04 and repealing Midvale Municipal Code Chapter 5.24. The state statute is better suited and more appropriate for providing consumer protection. Repealing this chapter will reduce the administrative burden on Midvale businesses and City staff. And, lastly, there are no known problems that have occurred with businesses going out of business without getting this license.

In order to help the business that inquired about Chapter 5.24, staff has brought Ordinance No. 2026-O-04 as an action item on tonight's agenda without previously scheduling it as a discussion item. If the City Council decides to approve the ordinance, it will need to suspend its rules.

Council Member Bryant Brown said the person that asked about this code found it on ChatGPT. He said he was concerned and wanted to hold his sale legally and properly.

Garret Wilcox said this is the first time he has been asked about this chapter.

**MOTION: Council Member Bryant Brown MOVED to Suspend the Rules and Approve Ordinance No. 2026-O-04 Repealing Midvale Municipal Code**

**Chapter 5.24 Liquidation and Fire or Damaged Goods Sales. 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:**

<b>Council Member Bonnie Billings</b>	<b>Aye</b>
<b>Council Member Paul Glover</b>	<b>Aye</b>
<b>Council Member Heidi Robinson</b>	<b>Aye</b>
<b>Council Member Bryant Brown</b>	<b>Aye</b>
<b>Council Member Denece Mikolash</b>	<b>Aye</b>

**The motion passed unanimously.**

**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 said at the request of the Federal Emergency Management Agency (FEMA), some minor updates were made to the City of Midvale Jurisdictional Annex to the Salt Lake County Hazard Mitigation Plan (Midvale Annex) that was previously adopted. These updates are now included in the attached plan. No further changes will be recommended, and the plan will be considered final until expiring in 2030.

Summary of Updates

- Heavy Rain mitigation actions were updated to provide clearer, more actionable strategies rather than broad multi-hazard objectives.
- Benefit columns were expanded to better describe mitigation benefits.
- A single lead agency was identified for every mitigation activity, and Midvale's action table now reflects these clarifications.
- Status updates were added for prior mitigation actions, including explanations for actions no longer relevant and completion of previously blank fields.

Summary of Mitigation Priorities

- The plan identifies key hazards affecting Midvale using the calculated priority risk index. Earthquake risk remains the highest concern due to vulnerable older structures and infrastructure.
- Other moderate risks include drought, severe winter weather, public health epidemics/pandemics, Jordan River flooding, hazardous materials incidents associated with rail and industrial activity, cybersecurity threats, and extreme temperature events.
- Vulnerable populations in Midvale include the elderly, children, low-income households, and individuals experiencing homelessness, all of whom may require additional support during emergencies.
- To address these risks, the plan prioritizes seismic retrofits for critical facilities, flood mitigation, public education efforts, drought and extreme weather preparedness, expanded sheltering capacity, improved communication with



vulnerable populations, and investments in infrastructure and cybersecurity resilience.

#### Purpose of Adoption

Adoption of the updated Midvale Annex ensures Midvale City remains eligible for federal hazard mitigation funding and supports integration of mitigation priorities into land use planning, development decisions, and capital improvement projects. Council adoption of the final proposed Midvale Annex will guide mitigation investments and strengthen community resilience through 2030.





## Hazard Mitigation


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



2



## Purpose and Plan Participants

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



3



## Summary of Changes to the Annex

- Some Heavy Rain mitigation actions were deemed too vague and often written as multi-hazard objectives rather than achievable mitigation actions.
- These actions were updated with more specific details on how they mitigate heavy rain impacts.
  - Example: Add public awareness on the benefits of Sub pumps for households
- Benefit columns were expanded to better describe the mitigation benefits.
- The plan was required to clearly identify a single lead agency responsible for each mitigation action. Midvale's mitigation action table was updated to clarify lead agency responsibility.
- The status of prior mitigation actions was updated to explain why certain actions are no longer relevant and to complete entries that were previously left blank.
  - Such as the Building Resilient Infrastructure and Communities Program (BRICs) which provides grant opportunity that was discontinued last year



4




## Adoption

- Plan was submitted, reviewed and approved by State and Federal Emergency Management Agencies
- Confirmed and Verified that this is the Final Approved Plan with no additional reviews or revisions
- Adopted by Salt Lake County Council in July
  - To support project & fund management
- Proposed for adoption to jurisdictions that will carry Midvale till 2030



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## Why Multi-Jurisdictional Planning

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



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## Federal Requirements for Local Plans

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



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## Plan Structure

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



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## Hazard Identification Overview

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



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## Stakeholder Engagement

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



11



## Public Outreach

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



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## Public Outreach

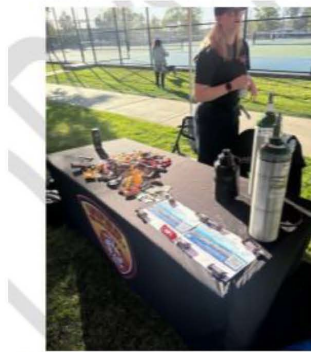


Figure 26: Public Outreach at Copperton Town Days



Figure 24: Social Media Graphic for Public Outreach Survey



Figure 25: Public Outreach at Salt Lake County Senior Expo



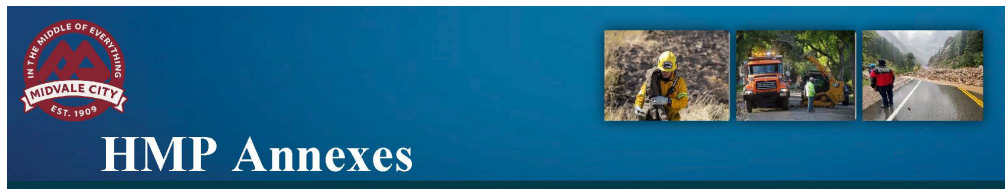
13

## Methodology

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



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



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



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## Example of Mitigation Tasks

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



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## Adoption

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



18

**MOTION:** Council Member Bonnie Billings **MOVED** to Suspend the rules and Formally Adopt and Implement the updated 2025 Midvale Hazard Mitigation Plan Resolution No. 2026-R-09 Incorporating the minor revisions requested by FEMA. 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 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.

#### IX. DISCUSSION ITEM

##### A. DISCUSS PROPOSED AMENDMENTS TO THE FY2026 GENERAL FUND BUDGET AND OTHER FUNDS, AS NECESSARY.

Mariah Hill said staff recommends amendments to the Fiscal Year 2026 budget for the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, Sewer Fund, Streetlight Fund, Fleet Fund, and Information Technology Fund.

##### *General Fund*

- **Revenue and Expense Budget Adjustments \$2,887,862** – Staff identified several FY2026 budget adjustments, detailed in the attached document. A summary by department is provided below:
- **Administration – \$34,625** – Merit and updates to salary/benefit actuals; addition of coalition intern salary; increased costs for RRJ and Capstone consulting.
- **Community/Intergovernmental – \$20,849** – Merit and updates to salary/benefit actuals; addition of coalition administrative expenses.
- **City Attorney – (\$10,284)** – Merit and updates to salary/benefit actuals.
- **Communications – \$1,435** – Merit and updates to salary/benefit actuals.
- **Human Resources – (\$19,458)** – Merit and updates to salary/benefit actuals; removal of onetime recruitment funds.
- **Recorder - \$8,700** – Merit and updates to salary/benefit actuals; increased codification costs related to code changes.
- **Administrative Services - \$4,792** – Merit and updates to salary/benefit actuals; one-time training.
- **Finance – (\$15,983)** – Reallocation of Utility Billing Clerk; reduction in audit budget.
- **Justice Court – \$11,526** - Merit and updates to salary/benefit actuals.
- **Information Technology – (\$1,440)** - Merit and updates to salary/benefit actuals.
- **Public Works Administration – \$8,818** - Merit and updates to salary/benefit actuals; overlapping Public Works Director position.
- **Facilities - \$18,309** - Merit and updates to salary/benefit actuals; increased overtime; higher utility rates and costs.
- **Parks - \$84,834** - Merit and updates to salary/benefit actuals; re-budgeted parks employee; increased overtime.
- **Streets - \$9,981** - Merit and updates to salary/benefit actuals.

- **Community Development Administration – (\$77,632)** – Partial employee reallocations to the Building Department.
- **Engineering - \$1,009** - Merit and updates to salary/benefit actuals.
- **Planning - \$7,690** - Merit and updates to salary/benefit actuals.
- **Building - \$76,091** - Merit and updates to salary/benefit actuals; increased overtime.
- **Contributions - \$2,724,000** – ARPA funding for the Capital Projects Fund and LVT trailer for UPD.

#### *Public Safety Fund*

The total requested increase to the Public Safety Fund is \$24,000 to fund an LVT Trailer that UPD is utilizing.

#### *Capital Projects Fund*

The total requested increase to the Capital Projects Fund budget is \$470,000. This includes carryovers and adjustments to projects from FY2025.

#### *Water Fund*

The total requested increase to the Water Fund expenditures is \$5,296,468 which includes merit and updates to actuals for salaries and benefits, increasing overtime, an increase in meter costs due to development, an increase in utility costs, funding for a source protection plan, and a carryover of bond proceeds to continue to work on Water Master Plan projects in FY2026.

#### *Sewer Fund*

The requested increase for the Sewer Fund expenditures is \$2,949,765, which includes merit and updates to actuals for salaries and benefits and a carryover of bond proceeds to continue to work on Sewer Master Plan projects in FY2026.

#### *Streetlight Fund*

The requested increase for the Sewer Fund expenditures is \$190,000 which includes an increase for repairs required due to accidents and funding for a streetlight master plan.

#### *Fleet Fund*

The total requested increase to the Fleet Fund budget is \$774,690. This includes merit and updates to actuals for salaries and benefits, increasing overtime, rebudgeting for outside repairs and carryovers for vehicle purchases from FY2025 that didn't occur until FY2026.

#### *Information Technology Fund*

The total requested increase to the Information Technology Fund budget is \$20,251. This includes merit and updates to actuals for salaries and benefits and the addition of a part-time, temporary IT intern.

**PLAN COMPLIANCE: N/A**

**FISCAL IMPACT:**

General Fund – Increase in budgeted revenues and expenditures of \$2,887,862.

Public Safety Fund – Increase in budgeted revenues and expenditures of \$24,000.

Capital Projects Fund – Increase in budgeted revenues and expenditures of \$470,000.

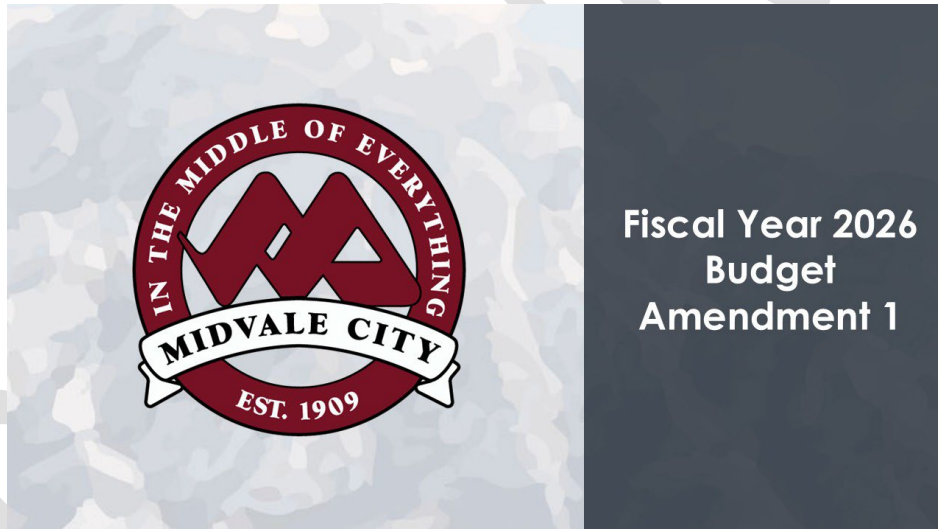
Water Fund – Increase in budgeted revenues of \$4,721,187 and budgeted expenditures of \$5,296,468.

Sewer Fund – Increase in budgeted revenues of \$2,557,810 and budgeted expenditures of \$2,949,765.

Streetlight Fund – Increase in budgeted expenditures of \$190,000.

Fleet Fund – Increase in budgeted revenues and expenditures of \$774,690.

Information Technology Fund – Increase in budgeted revenues and expenditures of \$20,251.





## General Fund - Revenues

### ➤ Increase of \$2,887,862

- Property Taxes (Main Street RDA) - \$23,000
- Building Permits & Plan Review - \$76,090
- Class C Road Funds - \$8,860
- Use of Fund Balance (ARPA) - \$2,779,912

## General Fund - Expenditures

### ➤ Increase of \$2,887,862

- Merit & Updates to Actuals and Allocations in Salaries and Benefits across Departments – Net (\$-17,816)
- Coalition Intern – \$20,800
- Coalition Administration - \$20,000
- Legislative Consulting Services - \$15,000
- Codification - \$5,800
- One-Time GFOA Training - \$3,000
- Overlapping PW Director – \$16,443
- Increase in Electricity and Water/Sewer Utilities - \$49,500

## General Fund – Expenditures (continued)

### ➤ Increase of \$2,887,862

- Rebudgeting Partial Parks Employees - \$77,834
- Overtime Adjustments – Multiple Departments - \$8,800
- Transfer to Public Safety for LVT Trailer - \$24,000
- Transfer to Capital Projects (ARPA) - \$2,700,000
- Decreases: Audit Costs, Recruitment, Natural Gas (\$-38,000)

## Public Safety Fund & Capital Projects Fund

### ➤ Public Safety - \$24,000 – LVT Trailer

### ➤ Capital Projects – (\$-470,000)

- Revenues
  - TRCC Grant - \$220,000
  - Transfer from General Fund (ARPA) - \$2,700,000
  - Decrease Use of Fund Balance – (\$-3,390,000)
- Expenses
  - Parks Master Plan/Impact Fees Carryover - \$20,000
  - City Entryway Signs Carryover - \$110,000
  - Decrease UDOT Canal (no construction plan) – (\$-600,000)

## Enterprise Funds – Water

### ➤ Water Fund

- Merit & Updates to Actuals and Allocations in Salaries and Benefits – Net (\$-15,368)
- Meters & Related Supplies - \$30,000
- Electricity - \$55,000
- Professional Services (Source Projection Plan) - \$40,000
- Water Master Plan Carryover - \$5,186,836

## Enterprise Funds – Sewer and Streetlight

### ➤ Sewer Fund

- Merit & Updates to Actuals and Allocations in Salaries and Benefits – Net (\$-3,669)
- Sewer Master Plan Carryover - \$2,953,434

### ➤ Streetlight Fund

- Equipment, Supplies, & Maintenance (accident repairs) - \$40,000
- Streetlight Master Plan - \$150,000



## Internal Service Funds – IT & Fleet

### ➤ Fleet Fund

- Merit & Updates to Actuals and Allocations in Salaries and Benefits – Net (\$-30,488)
- Overtime - \$700
- Outside Repairs - \$20,000
- FY2025 Vehicle Purchase Carryover - \$784,477

### ➤ Internal Service Fund

- Merit & Updates to Actuals and Allocations in Salaries and Benefits – Net (\$-550)
- Part-Time Temporary IT Intern - \$20,800

## 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 8:47 p.m.

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

Approved this February 17, 2026