



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

**MIDVALE CITY COUNCIL REGULAR MEETING
AGENDA
March 3, 2026
AMENDED**

Public Notice Is Hereby Given that the **Midvale City Council** will hold a regular meeting on **March 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 March 2, 2026.**

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

6:00 p.m. - WORKSHOP

- Housing Connect – Union Plaza Development Discussion

6:30 p.m. - REGULAR MEETING

I. GENERAL BUSINESS

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Unified Police Department Report — *[Chief April Morse]*
- D. Proclamation Proclaiming March 2026 as Women's History Month
- E. Recognition of Matt Kasparian for service on Planning Commission

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 Zoning Code Text Amendment that Proposes Specific front setback requirements for Center Sq (125 W Street), modifying various sections of Midvale Municipal Code Chapter 17-7-8 (TOD Zone). — ***[Jonathan Anderson, Planner II]***

ACTION: Consider ORDINANCE NO. 2026-O-06 Regarding a Zoning Code Text Amendment that Proposes Specific Front Setback requirements for Center Sq (125 W Street), modifying various sections of Midvale Municipal Code Chapter 17-7-8 (TOD Zone).

B. Receive Public Comment regarding vacating a portion of Center Sq (125 W Street) Right-of-Way for Property Located at Approximately 7689 S Center Sq. and disposing of said property to Center Square Office, LLC. — ***[Jonathan Anderson, Planner II]***

ACTION: Consider ORDINANCE NO. 2026-O-07 Regarding Vacating a Portion of Center Sq (125 W Street) Right-of-Way for Property Located at Approximately 7689 S Center Sq. and disposing of said property to Center Square Office, LLC.

VII. CONSENT

A. Consider Minutes of February 17, 2026 — ***[Rori Andreason, H.R. Director/City Recorder]***

VIII. ACTION ITEMS

A. Consideration of **Resolution No. 2026-R-11** Appointing Council Member Denece Mikolash as Midvale City's Alternate Representative on the Utah Renewable Communities Board and Approving Midvale City's Updated Committee and Board Assignments List. — ***[Matt Dahl, City Manager]***

B. Consider **Resolution No. 2026-R-12** Approving the Midvale City Park Rental Agreement Between Midvale City and the Utah Girls Tackle Football League. — ***[Matt Dahl, City Manager]***

IX. 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.

X. 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: March 2, 2026

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



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

MIDVALE CITY COUNCIL STAFF REPORT 3/3/2026

SUBJECT

Consider Ordinance 2026-O-06 Regarding a Zoning Code Text Amendment that Proposes Specific Front Setback requirements for Center Sq (125 W Street), modifying various Sections of Midvale Municipal Code Chapter 17-7-8 (TOD Zone).

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed amendment modifies Sections 17-7-8.3, 17-7-8.4, and 17-7-8.5 and creates specific front yard setback requirements for Center Sq (125 W Street) with references in other sections (17-7-8.8 regarding parking) for consistency throughout the zone.

The current eastern side of Center Square consists of 4 properties, all of which have some form of angled or perpendicular parking located directly off the public right-of-way (see Attachment 2). Without the amendment, the current development standards would require a project to be constructed in a manner that would create an inconsistent streetscape across the properties (see Attachment 3). This amendment would enable the streetscape to remain as it currently is and be consistent across all potential forms of future development that could occur along the street.

The Planning, Public Works, Engineering, and Legal Departments have reviewed the proposed language in conjunction with the right-of-way vacation request (Public Hearing Item B in the 3/3/2026 City Council Meeting) and determined that it complies with the Zoning Code Amendment Criteria.

Public notice has been sent to affected entities as required in 17-3-9.B of the Midvale Municipal Code. No comments have been received as of the writing of this report.

-ZONING CODE TEXT AMENDMENT CRITERIA-

To establish and maintain a sound, stable, and desirable city, a zoning code amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment 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.

1. The proposed amendment for Center Square (125 W) would maintain consistency of the current streetscape with the existing properties and sidewalk.
2. The amendment promotes the purposes of UCA 10-9a-102 (renumbered to [10-20-101](#)) by “(i) providing fundamental fairness in land use regulation” and (j) “facilitates orderly growth, allows growth in a variety of housing types, and contributes toward housing affordability.”
3. The amendment also creates consistent sidewalk and landscaping widths rather than the current subjective standard that ranges in widths for the sidewalk and front landscaping setback requirement.

STAFF RECOMMENDATION

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

Finding:

1. The amendment complies with Midvale Municipal Code 17-3-1(F)(1, 2, & 3).

Condition:

1. The right-of-way vacation request for property located at approximately 7689 S Center Sq (Public Hearing Item B on the 3/3/2026 City Council Agenda) is approved.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously recommended approval of the zoning code text amendment request at the February 11, 2026, regular meeting with the recommendation to alter the proposed language to MMC 17-7-8.3(A)(2)(a)(ii), 17-7-8.4(A)(1)(a)(iii), and 17-7-8.5(B)(1)(c) to include “a minimum sidewalk width of five feet” instead of “a sidewalk of five feet” to provide a minimum standard instead of a stringent five foot requirement.

RECOMMENDED MOTION

I move that we approve Ordinance 2026-O-06 regarding a zoning code text amendment that proposes specific front setback requirements for Center Sq (125 W Street), modifying various sections of Midvale Municipal Code Chapter 17-7-8 (TOD Zone) as provided in the attachments, with the finding and condition noted in the staff report.

ATTACHMENTS

1. Ordinance 2026-O-06
2. Center Sq (125 W) Aerial Image
3. Applicant Criteria Response Letter

ORDINANCE NO. 2026-O-06

AN ORDINANCE PROPOSING SPECIFIC FRONT SETBACK REQUIREMENTS FOR CENTER SQ (125 W STREET), MODIFYING VARIOUS SECTIONS OF MIDVALE MUNICIPAL CODE CHAPTER 17-7-8 (TOD ZONE).

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

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

WHEREAS, pursuant to Section 16-04-010 of the Code, the City desires to promote the protection of public health, life and safety; protect the character and social and economic stability of all parts of the city; protect and preserve the value of land throughout the municipality; guide public and private policy and action; establish responsible standards; prevent pollution and degradation of air, streams, and ponds; preserve the natural beauty and topography; and provide for open spaces through the most effect design and layout of the land; and

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

WHEREAS, the City desires to amend Sections 17-7-8.3, 17-7-8.4, 17-7-8.5 and 17-7-8.8 of the Midvale Municipal Code creating specific front setback requirements for Center Sq (125 W Street); and

WHEREAS, the Planning Commission held a public hearing on February 11, 2026, to review the request for amendment and, after considering all the information received, made a recommendation to approve the amendment request to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on March 3, 2026; and

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

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

Section 1. The following sections of the Midvale Municipal Code are hereby amended as included in the following attachments to this document:

- Attachment A: Amending sections 17-7-8.3, 17-7-8.4, 17-7-8.5 and 17-7-8.8 of the Midvale Municipal Code creating specific front setback requirements for Center Sq (125 W Street)

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

PASSED AND APPROVED this 3rd day of March, 2026.

Dustin Gettel, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

Voting by City Council

Bonnie Billings

Paul Glover

Heidi Robinson

Bryant Brown

Denece Mikolash

“Aye”

“Nay”

Date of first publication: _____

Attachment A:

17-7-8.3 Single family residential development standards.

A. The following development standards apply to single family detached residential lot subdivisions in the residential land use areas. These are traditional single family residential lots that do not require additional open space and common areas within the development.

...

2. *Setbacks.* The minimum setbacks for primary structures in single family detached residential lot subdivisions are as follows:

a. *Front.* The minimum front yard setback is ~~20~~twenty feet.

i. *Corner Lot Rule.* Corner lots have two front yards.

(A) *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:

(1) *Front Porch.* An open, front entry porch may encroach eight feet into the front yard setback.

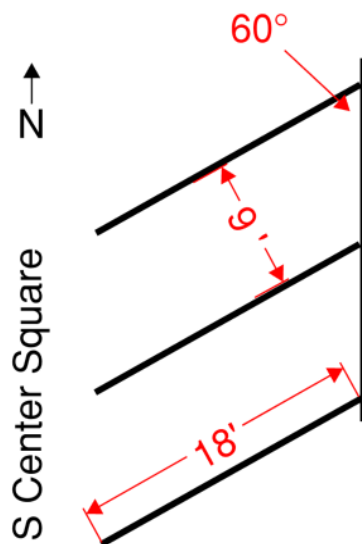
(2) *Projections.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet.

(3) *Impervious Surfaces.* A driveway with a width of ~~20~~twenty feet or ~~forty-percent~~40% of the lot frontage, whichever is greater, and a sidewalk of up to five feet in width from the driveway or street to the front door. The driveway may extend an additional ~~10~~ten feet in width behind the sidewalk.

ii. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of 32 feet from the front property line. The front yard setback must include angled parking, a minimum sidewalk width of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the

foundation of the residential structure. Each angled parking space shall be constructed at a 60 degree angle as shown in Figure 1 below.

Figure 1: South Center Square Angled Parking



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17-7-8.4 Medium and high density residential development standards.

A. The following development standards apply to new single family attached, single family detached, and multifamily development in the zone, with the exception of single family detached residential lot subdivisions (see Section [17-7-8.3](#)):

1. *Setbacks.* New development shall comply with the following setbacks:

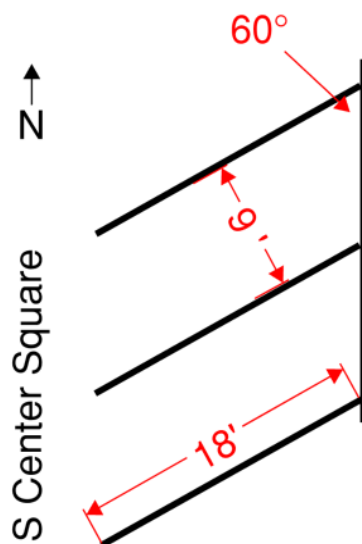
- a. *Front.* The minimum front yard setback is ~~15~~^{fifteen} feet, which shall include a five-foot park strip adjacent to the curb, which shall incorporate tree wells, street furniture and planter boxes; a sidewalk of five ~~to six~~ feet ~~(at the discretion of the planning commission)~~; and ~~four to~~ five feet of landscaping up to the foundation of the residential structure. With the input from the city engineer, modification to the sidewalk and park strip standard may be allowed to provide an appropriate tie-in to an

adjacent neighborhood sidewalk. ~~The front yard setback is measured from the back of curb.~~

- i. *Corner Lot Rule.* Corner lots have two front yards.
- ii. *Projections.* Sills, cornices, chimneys, flues and ornamental features may project into the front yard up to two and one-half feet, provided they do not impede pedestrian traffic on the sidewalk. Eaves, awnings, arcades and second-story and above balconies may project into the front yard up to eight feet so long as these elements are at least eight feet above the ground and do not impede pedestrian traffic on the sidewalk.

iii. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of 32 feet from the front property line. The front yard setback must include angled parking, a minimum sidewalk width of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the foundation of the residential structure. Each angled parking space shall be constructed at a 60 degree angle as shown in Figure 1 below.

Figure 1: South Center Square Angled Parking



...

8. *Access Management.* All new development and an expansion by more than twenty-five percent of an existing building mass or site size shall comply with the following access management standards:

- a. All driveways and curb cuts shall be installed according to the standards and specifications contained in the Midvale City Construction Standards and Specifications handbook. Curb cuts for pedestrian access shall orient toward each street frontage.
- b. All newly installed driveways shall align with any existing access across the street. The planning commission may allow deviations to the requirement, provided the city engineer finds the driveway to be acceptable based on but not limited to access placement, traffic generated, and pedestrian and vehicular circulation.
- c. Except as required by Subsection 17-7-8.4(A)(1)(a)(iii), New development or modifications to existing development shall not propose parking in such a way that users may be allowed to back onto public rights-of-way.
- d. Existing nonconforming driveways within the zone shall be retired upon construction of a new building.
- e. Shared driveways between and among parcels are encouraged and allowed if the parties execute and record an easement, or a deed of dedication, in a form approved by the city attorney to ensure access in perpetuity for both parcels.

...

17-7-8.5 Retail, office and mixed-use development standards.

The following development standards apply to all new retail, office and mixed-use development in the zone:

A. *Lot Area.* There is no minimum lot area.

B. *Setbacks.* New development shall comply with the following setbacks:

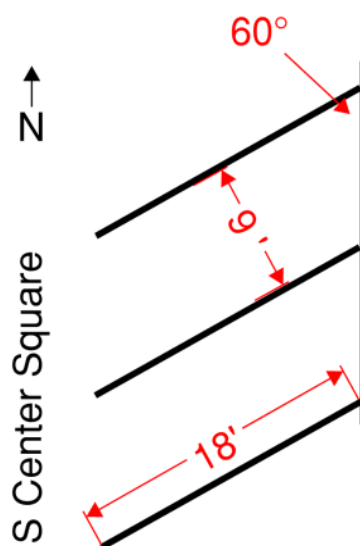
1. *Front.* The minimum front yard setback is fifteen feet, which shall include a sidewalk of ten feet in width and a five-foot park strip, which shall incorporate tree wells, street furniture and planter boxes. The front yard setback is measured from the back of curb.

a. *Corner Lot Rule.* Corner lots have two front yards.

b. *Projections.* Sills, cornices, flues and ornamental features may project into the front yard up to two and one-half feet, provided it does not impede pedestrian traffic on the sidewalk. Eaves, awnings, arcades and second story and above balconies may project into the front yard up to eight feet so long as these elements are at least eight feet above ground and do not impede pedestrian traffic on the sidewalk.

c. *South Center Square (125 West Street) Exception.* The front yard setback for properties with frontage on the east side of South Center Square (125 West Street) from Center Street to West Park Street shall be a minimum of 32 feet from the front property line. The front yard setback must include angled parking, a minimum sidewalk width of five feet beginning from the front edge of the sidewalk with adjacent properties, and a minimum of five feet of landscaping up to the foundation of the retail, office or mixed-use structure. Each angled parking space shall be constructed at a 60 degree angle as shown in Figure 1 below.

Figure 1: South Center Square Angled Parking



...

I. *Access Management.* All new development and an expansion by more than twenty-five percent of an existing building mass or site size shall comply with the following access management standards:

1. All driveways and curb cuts shall be installed according to the standards and specifications contained in the Midvale City Construction Standards and Specifications handbook. Curb cuts for pedestrian access shall orient toward each street frontage.
2. All newly installed driveways shall align with any existing access across the street. The planning commission may allow deviations to the requirement, provided the city engineer finds the driveway to be acceptable based on but not limited to access placement, traffic generated, and pedestrian and vehicular circulation.
3. Except as required by Subsection 17-7-8.5(B)(1)(c), New development or modifications to existing development shall not propose parking in such a way that users may be allowed to back onto public rights-of-way.
4. Existing nonconforming driveways within the zone shall be retired upon construction of a new building.
5. Shared driveways between and among parcels are encouraged and allowed if the parties execute and record an easement, or a deed of dedication, in a form approved by the city attorney to ensure access in perpetuity for both parcels.

...

17-7-8.8 Parking.

...

A. *Location of Parking.*

1. *Off-Street Parking.* The parking required herein must be located on the property except as specifically exempted herein.

2. *On-Street Parking.* Parallel parking spaces on designated public and private streets may be used to meet the guest parking needs of residential and mixed uses. The city engineer will designate streets available for parking based on the width of the traveled surface, traffic demand, best engineering practices and adopted fire codes.

3. *Front Setback.* No parking shall occur within the front setback of any building, except:

~~a. that when a~~ single family attached or detached ~~structure building is~~ located on a local street and ~~is~~ set back at least ~~eighteen-18~~ feet from the property line, ~~may use~~ a private driveway ~~may be used~~ for off-street parking; ~~or-~~

~~a.b.~~ As required by Subsections 17-7-8.3(A)(2)(a)(ii), 17-7-8.4(A)(1)(a)(iii), or 17-7-8.5(B)(1)(c).

...

D. *Medium and High Density Residential Use Parking Standards.* Parking for new medium and high density residential uses shall comply with the following:

...

5. *Street Access and Circulation.* New medium and high density development shall provide the following:

a. *Off-Street Parking.* Off-street parking areas must have unobstructed access to a street or alley. The parking area design for five or more vehicles must not encourage cars to back onto adjoining public sidewalks, parking strips, or roadways except as required by Subsection 17-7-8.4(A)(1)(a)(iii). With the exception of permitted tandem parking, parking spaces shall be independently accessible and unobstructed.

...

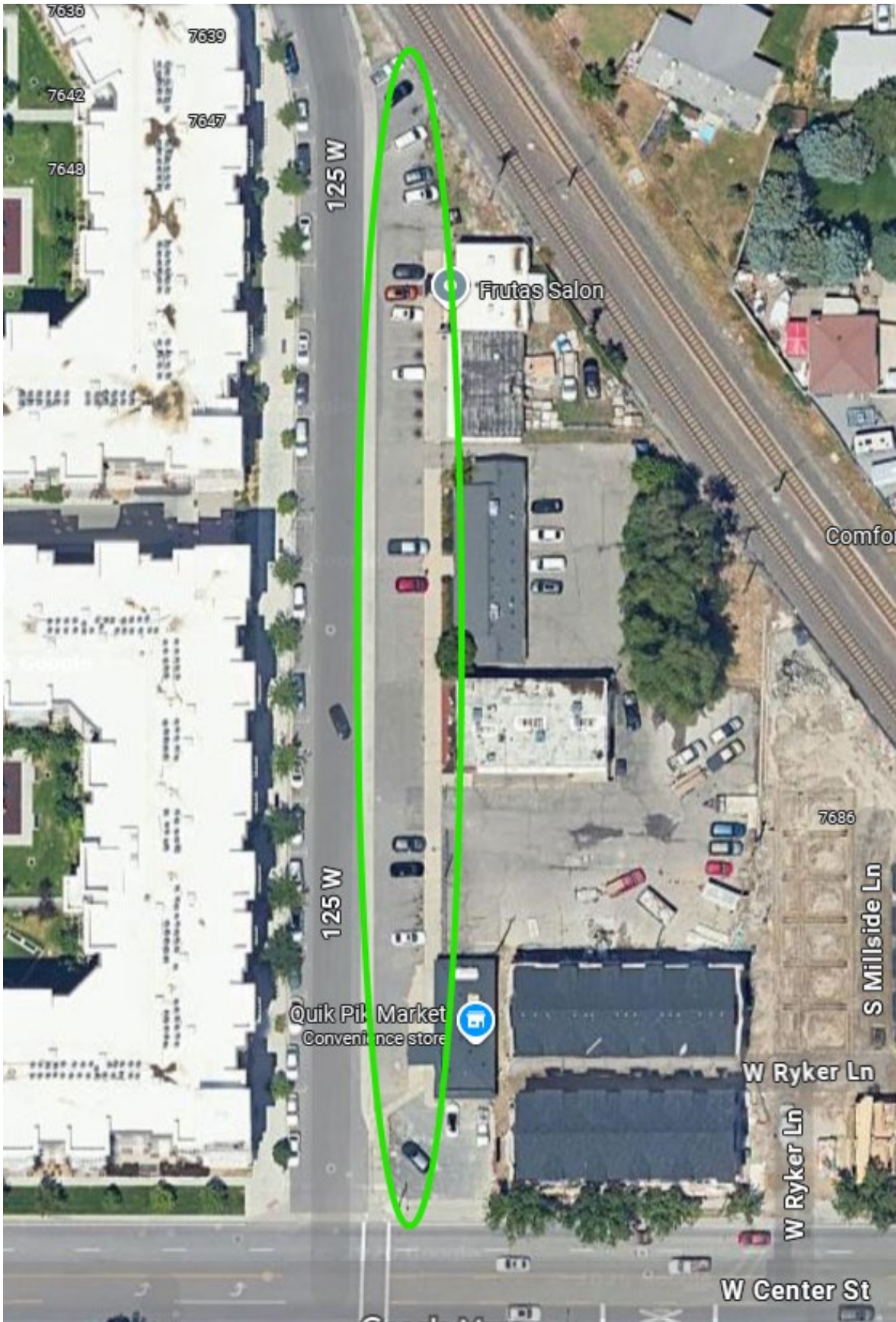
E. *Commercial Use Parking Standards.* Parking for new commercial uses shall comply with the following:

...

4. *Street Access and Circulation.* New commercial development shall provide the following:

a. *Off-Street Parking.* Off-street parking areas must have unobstructed access to a street or alley. The parking area design for five or more vehicles must not encourage cars to back onto adjoining public sidewalks, parking strips, or roadways except as required by Subsection 17-7-8.5(B)(1)(c). With the exception of permitted tandem parking, parking spaces shall be independently accessible and unobstructed.

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October 8, 2025

Midvale City Planning
7505 S Holden Street
Midvale, Utah 84047

Dear Planning Commission and City Council,

This letter accompanies our Text Amendment application regarding the front setback requirements outlined in Midvale City Development Code Section 17-7-8.4 (A)(1)(a).

The current code specifies that the front setback must include a “*sidewalk of five to six feet (at the discretion of the planning commission) and four to five feet of landscaping up to the foundation of the residential structure,*” resulting in a total distance of 9 to 11 feet. We respectfully request a Text Amendment allowing both the sidewalk and landscaping to be 5 feet each, for a combined total of 10 feet—a dimension that remains fully compliant within the established range.

As required by code, a Text Amendment must address at least one of the criteria listed in Section 17-3-1(F). We believe our request meets Criteria 1 and Criteria 3.

Criteria 1: The proposed amendment promotes the objectives of the general plan and purposes of this title.

Our request supports the intent of the code by maintaining the combined setback width of 10 feet while promoting functional and balanced pedestrian and landscape areas.

Criteria 3: The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward.

This amendment aligns with the intent of the original language by clarifying that an evenly balanced distribution between sidewalk and landscaping still meets the design objectives.

Additionally, the proposed sidewalk along the east side of Center Square (125 W) serves only two additional parcels beyond our site before terminating. Given this limited pedestrian use, adopting the lower end of the code’s allowable range is both appropriate and consistent with neighborhood needs and future development needs.

We appreciate your time and consideration of this request and respectfully ask for your approval of the proposed Text Amendment.

Sincerely,

Darren Nate
Ryker Development



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

MIDVALE CITY COUNCIL STAFF REPORT 3/3/2026

SUBJECT

Consider Ordinance 2026-O-07 vacating a portion of Center Sq (125 W Street) right-of-way for property located at approximately 7689 S Center Sq and disposing of said property to Center Square Office, LLC.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

Vacations are regulated by [Midvale Municipal Code \(MMC\) Section 12.16.050](#), with the City Council holding discretion to dispose of properties if the requirements of this section have been satisfied. The Council can approve, approve with conditions, or deny the request ([MMC 12.16.050\(F\)](#)). The inclusion of the legal description and appraisal are requirements to be provided by the written request for vacation ([MMC 12.16.050\(A\)](#)).

As required by MMC [12.16.050\(G\)](#), “if the request is approved, the new prospective owner(s) will prepare all legal documents for the transfer or sale of the property.” The City does not incur any costs in this process. The sale of the vacated property would be \$4,075 (see the appraisal document, Attachment B in Ordinance 2026-O-07).

The Planning, Public Works, Engineering, and Legal Departments have reviewed the proposed vacation in conjunction with a zoning code text amendment (Public Hearing Item A on the City Council 3/3/2026 agenda) and have recommended approval.

Public notice for the public hearing was preceded by notice of publication in the Salt Lake Tribune (published 2/15/2026) at least 14 days prior to the public hearing, mailed to property owners within 500 feet of the proposed area, posted with a notice on the property at least 10 days prior (posted on 2/19/2026) according to [MMC 12.16.050\(C\)](#), [17-3-9\(D\)](#), and [UCA 10-20-208](#), and posted on the Utah Public Notice and Midvale City websites.

STAFF RECOMMENDATION

Staff recommends the City Council approve of the right-of-way vacation request and disposal of property with the following finding and condition:

Finding:

1. The right-of-way vacation request for property located at approximately 7689 S Center Sq meets the requirements of Midvale Municipal Code 12.16.050.

Condition:

1. The zoning code text amendment to various sections of Midvale Municipal Code 17-7-8 (Public Hearing Item A on the 3/3/2026 City Council Agenda) is approved.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously recommended approval of the right-of-way vacation request at the February 11, 2026, regular meeting.

RECOMMENDED MOTION

I move that we approve Ordinance 2026-O-07 vacating a portion of Center Sq (125 W Street) right-of-way for property located at approximately 7689 S Center Sq and disposing of said property to Center Square Office, LLC as included in the attachments, with the finding and condition noted in the staff report.

ATTACHMENTS

1. Vacation Request Letter
2. Vacation Area Aerial Image
3. Ordinance 2026-O-07



November 13, 2025

Mr. Nate Rockwood and Mr. Adam Olson.
Midvale City
7505 Holden Street,
Midvale, UT 84047

RE: Right-of-way Vacation

Dear Mr. Rockwood and Mr. Olson,

The following is a formal request for Midvale City to vacate a portion of the Center Square right-of-way (ROW) along the 125' frontage of the property located at 7689 S (parcel # 21-25-476-003).

The purpose of this request is to allow the proposed development to complement the orientations, sidewalk location and parking of all other parcels along the east side of Center Square. This is being requested in conjunction with a Text Amendment that aims to do the same.

The request would extend the property line approximately 7' to the west. Similar to other properties along the east side of the street, the proposed development could contain the parking on-site with the vacation of only approximately 3'. However, a more natural breakpoint would be the east edge of the existing waterway, which currently serves as an informal street edge/boundary.

We believe this request will benefit Midvale City due to the following reasons:

1. It enables a development to proceed in an area that will significantly benefit from redevelopment.
2. The vacation will relieve the City of the responsibility for maintaining the sidewalk and parking that would otherwise be dedicated to the City and any associated liability that comes from owning real estate.
3. It allows for the parking to be fully contained on-site and for the development to provide seven visitor parking stalls as opposed to the required three, in an area where parking is limited.
4. Alternatively, adherence to the current code would position the building in a location that would make it appear to be 13' into the ROW.

We believe this vacation will facilitate an ideal future development, ultimately benefiting both the neighborhood and city.

Thank you for your consideration,

Darren Nate, Ryker Development



476-002

477-011

503-002

S CENTER SQ

21-25

476-003

476-012

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**MIDVALE, UTAH
ORDINANCE NO. 2026-O-07**

AN ORDINANCE VACATING A PORTION OF CENTER SQ (125 W STREET) RIGHT-OF-WAY FOR PROPERTY LOCATED AT APPROXIMATELY 7689 S CENTER SQ AND DISPOSING OF SAID PROPERTY TO CENTER SQUARE OFFICE, LLC.

WHEREAS, pursuant to Utah Code Annotated Section 10-20-813 and Sections 12.16.050 and 3.03.040 of the Midvale Municipal Code, the City has authority to vacate and dispose of City owned rights-of-way; and

WHEREAS, a request has been made to vacate a portion of Center Sq (125 W Street) right-of-way at approximately 7689 S Center Sq described in Attachment A; and

WHEREAS, each applicable City Department under Midvale Municipal Code 12.16.050(B) has reviewed the request to determine impact to the City and made a recommendation to approve the request to vacate; and

WHEREAS, the Planning Commission on February 11, 2026, reviewed the vacation request, and, after considering all the information received, made a recommendation to approve the vacation request to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on March 3, 2026, which was preceded by notice of publication in the Salt Lake Tribune, published on February 15, 2026; and

WHEREAS, after taking into consideration citizen testimony and the recommendations from City Staff and the Planning Commission as part of its deliberations, the City Council finds that the vacation of that portion of Center Sq (125 W Street) will allow for a better use of the adjacent property and the public interest will not be materially injured by the proposed vacation; and

WHEREAS, the applicant has provided a legal description and appraisal pursuant to Midvale Municipal Code Section 12.16.050(A); and

WHEREAS, the City Council is willing to dispose of the property to Center Square Office, LLC for the appraised value as provided in Attachment B.

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

Section 1. The foregoing recitals are true and correct;

Section 2. The portion of Center Sq (125 W Street) right-of-way described on attached Attachment A is hereby vacated;

Section 3. The Midvale City Council does hereby authorize the Mayor to sign any documents needed to complete the sale and transfer of the vacated right-of-way to Center Square Office, LLC;

Section 4. This ordinance shall be effective upon the publication of a summary thereof.

PASSED AND APPROVED this 3rd day of March, 2026.

Dustin Gettel, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

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

Date of publication: _____

Attachment A:

PUBLIC STREET VACATED AREA DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 649.55 FEET AND WEST 111.63 FEET FROM THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°52'55" WEST 168.84 FEET TO THE TRUE POINT OF BEGINNING AND EASTERLY RIGHT OF WAY LINE OF CENTER SQUARE STREET, A PUBLIC ROAD; THENCE SOUTH 89°52'55" WEST 7.24 FEET; NORTH 00°11'05" EAST ALONG THE NEW RIGHT OF WAY LINE OF SAID CENTER SQUARE STREET, A PUBLIC ROAD 125.00 FEET; THENCE NORTH 89°52'55" EAST 6.58 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF CENTER SQUARE STREET; THENCE SOUTH 00°07'05" EAST ALONG SAID EXISTING RIGHT OF WAY LINE 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 864 SQUARE FEET OR 0.020 ACRE.



Attachment B:

**RESTRICTED USE
APPRAISAL REPORT
OF**

Strip of land

Located at approximately
7689 S. Center Square St.
Midvale, Utah

APPRAISAL NO. 26-20

FOR

Mr. Adam Olsen, Community Development Director, Midvale City

CHAD L. RIGBY, MAI

&

JEFFREY H. RIGBY, MAI

RESTRICTED USE APPRAISAL REPORT

CLIENT: Mr. Adam Olsen
Community Development Director, Midvale City
7505 S. Holden St.
Midvale, UT 84047

APPRAISERS: Chad L. Rigby, MAI & Jeffrey H. Rigby, MAI
Rigby & Company
1466 North Highway 89 #220
Farmington, UT 84025

SUBJECT INFORMATION: The property under consideration is a 7.24 x 125-foot strip of land located along the frontage of Center Square St. at 7689 S., Midvale, Salt Lake County, Utah.

The subject site contains 905 square feet or 0.0208 acres.

The subject is currently zoned TOD by Midvale City. This zoning classification allows for and encourages high-quality transit-oriented development characterized by a mix of commercial and residential uses according to the municipal code of Midvale City.

SUBJECT OWNERSHIP AND HISTORY: The property under consideration is currently part of Center Square Street and under local government ownership.

INTENDED USE OF THE REPORT: To estimate the market value of the subject for internal management decisions.

INTEREST VALUED: The fee simple estate is considered in this analysis.

EFFECTIVE DATE OF APPRAISAL: February 11, 2026

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, the appraisers visually inspected the subject property, its abutting properties, the neighborhood, and marketing area. All information is retained in the appraiser's files and is available upon request. The sales comparison is the most reliable approach when considering commercial properties similar to the subject and is therefore, the only approach considered in this report.

Sufficient information is retained in the appraiser's file for development of a narrative appraisal report.

HIGHEST AND BEST USE: The highest and best use of the subject is assemblage with the neighboring parcel to the east.

SALES COMPARISON APPROACH SUMMARY: Comparable commercial site sales from the subject’s market area are considered as part of this appraisal process. Summary data relating to the comparables used in this report are noted on the following table. Following the table is a summary of adjustments and an estimated market value for the subject.

COMPARABLE SITE SALES

Comparable	Subject	1	2	3	4
Location	7689 Center Square St.	7838 S. Holden St.	7444 S. State Street	7447 S. Main St.	7693 S. Redwood Rd.
City	Midvale	Midvale	Midvale	Midvale	West Jordan
Zoning	TOD	RM-25	SF1	MS-FBC	CC-F
Size (AC)	0.0208	0.50	1.66	0.28	0.19
Date		05/2024	06/2025	11/2025	UC
Price		\$789,000	\$1,375,000	\$485,000	\$225,000
Price/SF		\$36.23	\$19.02	\$39.76	\$27.19

Correlation of market data

No sales exactly similar to the subject were identified in the market. Properties of this nature that are small, non-independently developable strips of land with assemblage-only utility, are not typically exposed to the open market and are most often conveyed through private transactions between adjoining property owners. Accordingly, the comparable sales utilized in this analysis are similar to the subject in certain respects and differ in others. These differences are recognized and addressed through appropriate qualitative and quantitative adjustments for relevant economic and physical characteristics. The following paragraphs summarize the basis for the adjustments applied.

Property rights conveyed

Each transaction involved the conveyance of fee simple interest. Accordingly, no adjustments are required for property rights conveyed.

Financing

All sales appear to have been consummated on a cash or cash-equivalent basis. Therefore, no adjustment is warranted for financing terms.

Conditions of sale

Comparables 1, 2, and 3 represent arm’s-length transactions with no evidence of atypical motivation or undue duress on the part of either buyers or sellers. Accordingly, no adjustment is warranted for conditions of sale for these comparables.

Comparable 4 is currently under contract, and the final purchase price has not yet been confirmed. To reflect the uncertainty associated with the ultimate transaction terms, a downward adjustment of 5% is applied for conditions of sale.

Market conditions

Market conditions remained relatively stable over the period analyzed; therefore, no adjustment for market conditions is warranted.

Other adjustments

Other adjustments for commercial sites include size, location, zoning, and developmental potential. Each adjustment is individually analyzed in the following paragraphs. Please refer to these paragraphs for further clarification after which the adjustment grid is located in this analysis for the mathematical calculations showing the adjustments and the resulting adjusted value by way of the traditional adjustment method of the sales comparison approach.

Location

Comparables 2 and 3 benefit from superior locational characteristics, including independent access and broader market utility, and are therefore adjusted downward by 5% to reflect this superiority. Comparables 1 and 4 exhibit generally similar locational characteristics within their respective market contexts and do not warrant an adjustment for location.

Size

With the exception of Comparable 2, the sales analyzed represent small commercial parcels; however, all are materially larger than the subject. Comparable 2 is significantly larger and benefits from economies of scale, and is therefore adjusted upward by 15% to reflect its size advantage relative to the subject. Although the subject is substantially smaller than all comparables, its extreme size limitation and lack of independent development utility are more appropriately addressed within the developmental potential adjustment rather than as a standalone size adjustment.

Zoning

The comparables are considered generally similar to the subject in terms of zoning classification and permitted land uses. Accordingly, no adjustment is warranted for zoning or land use in this analysis.

Developmental potential

According to local market participants, surplus land—defined as land that cannot be separately described or independently developed and is usable only as an expansion of existing improvements—typically sells for approximately 40% to 60% of the value of a fully developable site. Land that lacks independent utility and can only be assembled with

an adjoining parcel due to its configuration or physical limitations generally commands a significantly lower value, often in the range of 5% to 20% of the value of a standard, fully developable parcel. Given the subject's limited size, configuration, and assemblage-only utility, it falls within the lower end of this spectrum. Accordingly, an 85% downward adjustment is applied to each comparable sale to account for their superior developmental potential relative to the subject.

BUILDING SALES ADJUSTMENT GRID

Comparable	1	2	3	4
Price/SF	\$36.23	\$19.02	\$39.76	\$27.19
Property rights	0%	0%	0%	0%
Financing	0%	0%	0%	0%
Cond. of sale	0%	0%	0%	-5%
Market conditions	0%	0%	0%	0%
Location	0%	-5%	-5%	0%
Size	0%	15%	0%	0%
Zoning	0%	0%	0%	0%
Dev. Potential	-85%	-85%	-85%	-85%
Net adjustments	-85%	-75%	-90%	-90%
Adjusted rent	\$5.43	\$4.76	\$3.98	\$2.72

Sales comparison approach summary

The comparables used form an adjusted value range of between \$2.72 and \$5.43 per square foot with an average of \$4.22. It is our opinion that an appropriate market value of the subject would be \$4.50 per square foot. Please refer to the following calculations for the market value estimate of the subject as per the sales comparison approach.

$$905 \text{ SF} \times \$4.50 = \$4,073$$

ROUNDED **\$4,075**


Should you have any questions, please do not hesitate to contact our office.

Respectfully submitted,



Chad L. Rigby, MAI

Utah State-Certified General Appraiser Certificate 5483673-CG00 Expires 5-31-26
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Jeffrey H. Rigby, MAI

Utah State-Certified General Appraiser Certificate 5485623-CG00 Expires 1-31-27
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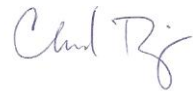
CERTIFICATION

The undersigned does hereby certify that:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- We have not performed prior appraisal services on this property in the previous three-year period.
- Jeffrey H. Rigby, MAI made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- As of the date of this report, Chad L. Rigby, MAI and Jeffrey H. Rigby, MAI have completed the continuing education program of the Appraisal Institute.

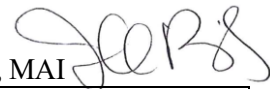
February 11, 2026

Date



Chad L. Rigby, MAI

Utah State-Certified General Appraiser
Certificate 5483673-CG00 Expires 5-31-26



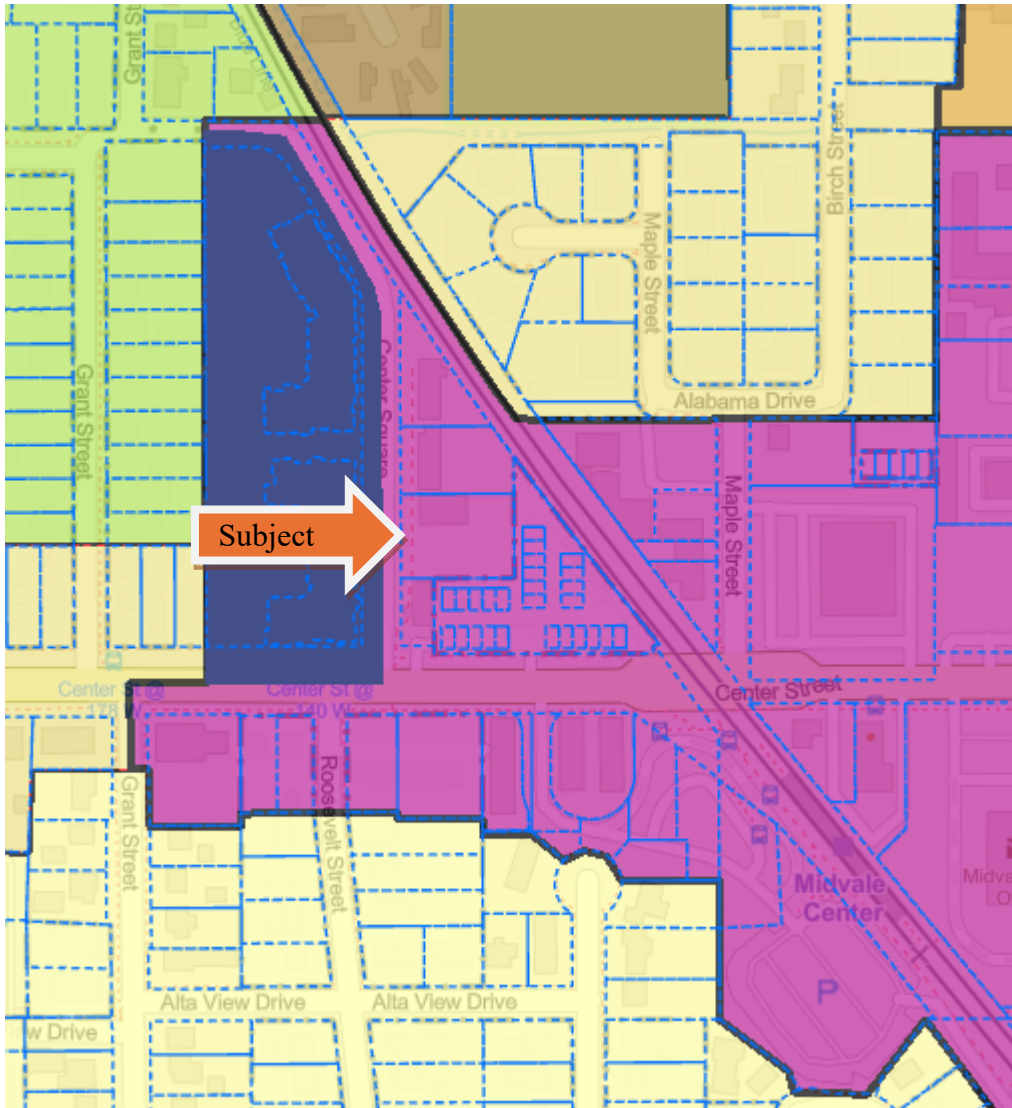
Jeffrey H. Rigby, MAI

Utah State-Certified General Appraiser
Certificate 5485623-CG00 Expires 1-31-27

PLAT MAP



ZONING MAP



SUBJECT PHOTOGRAPHS



Looking south across subject. The main parcel is to the left of photo and Center Square Street is to the right of photo.



Looking north across subject. The main parcel is to the right of photo and Center Square Street is to the left of photo.



Looking south along Center Square Street. The subject is just to the left of photo.



Looking north along Center Square Street. The subject is just to the right of photo.

ADDENDA

QUALIFICATIONS OF CHAD L. RIGBY, MAI

Education

College: Graduated from Brigham Young University, April 1993.
Majored in Business Management, with emphasis in Finance

Advanced Study: Appraisal Institute Courses:

Real Estate Appraisal Course 1A1,
Basic Appraisal Principles
Boise Idaho, 1992

Real Estate Appraisal Course 1A2,
Appraisal Procedures
Salt Lake City, 1992

Standards of Professional Practice, Part A (USPAP)
Salt Lake City, 1993

Standards of Professional Practice, Part B
Salt Lake City, 1994

Appraisal Institute Course 310,
Basic Income Capitalization
Salt Lake City, 1996

Appraisal Institute Course 510,
Advanced Income Capitalization
Boulder CO, 1997

Appraisal Institute Course 540,
Report Writing and Valuation Analysis
Marylhurst, OR, 1997

Appraisal Institute Course 550,
Advanced Applications
South Jordan, UT, 1999

Appraisal Institute Course 430,
Standard of Professional Practice, Part C
Salt Lake City, UT, 1999

Professional

Member of the Appraisal Institute
(MAI #11763) Awarded June 2001

Certified General Appraiser - State of Utah
License Number 5483673-CG00

Experience

- 1990-1993 Research Assistant for Larry A. Rigby, MAI
- 1993-2000 Real Estate Appraiser employed by Larry A. Rigby, MAI
- 2000-Present Partner Rigby & Company—real estate appraisal, research, market analysis and consulting firm.

Types of Real Estate Appraised

Shopping Centers
Apartment Projects
Condominium Developments
Assisted Living Facilities
Alzheimer's Facilities
Service Stations
Retail Centers
Office Buildings
Industrial Buildings
Commercial Buildings
Various Types of Undeveloped Land
Subdivisions
Hotels, Motels and Restaurants
Partial takings for condemnation proceedings

Market studies performed

Condominium development
Mixed use commercial office and high density residential
Cooperative housing
Assisted living facility
Alzheimer's facility
Subsidized apartments
Age restricted apartments

Personal

DOB (5/3/69)

Residence: 1859 South Kay Drive, Kaysville, Utah
E-mail Address: chadrigbymai@gmail.com
FAX: (801) 451-0443
Mobile Phone: (801) 589-2699
Business Address: 1466 North Highway 89
Suite 220
Farmington, UT 84025

QUALIFICATIONS OF JEFFREY H. RIGBY, MAI

Education

College: Graduated from the University of Utah, December 2001.
Majored in Communications

Advanced Study: O'Brien Schools Preferred:

Real Estate Appraisal Course
Fundamental Appraisal - 101
Salt Lake City, UT 1998

Real Estate Appraisal Course
Appraising Residences – 102
Salt Lake City, UT 1998

Standards of Professional Practice (USPAP)
Salt Lake City, UT 1998

Appraisal Institute Course 310,
Basic Income Capitalization
Denver, CO, 2007

Appraisal Institute Course
General Market Analysis & Highest and Best Use
Pleasanton, CA, 2007

Appraisal Institute Course
General Site Valuation & Cost Approach
Online, 2015

Appraisal Institute Course
General Sales Comparison Approach
Online, 2015

Appraisal Institute Course
General Income Approach Part I
Online, 2016

Appraisal Institute Course
General Income Approach Part II
Online, 2016

Appraisal Institute Course
General Report Writing and Case Studies
Online, 2017

Appraisal Institute Course
Advanced Income Capitalization
Chicago, IL, 2021

Appraisal Institute Course
Advanced Market Analysis and Highest and Best Use
Woburn, MA, 2022

Appraisal Institute Course
Quantitative Analysis
Synchronous, 2023

Appraisal Institute Course
Advanced Concepts and Case Studies
San Diego, CA, 2023

Professional

Member of the Appraisal Institute
(MAI #526395) Awarded July 2025

Certified General Appraiser - State of Utah
License Number 5485623 – CG00

Certified General Appraiser - State of Idaho
License Number 6071840

Experience

1998-2006 Research Assistant for Rigby & Company

2006-present Appraiser Trainee, Licensed Appraiser, and Certified General Appraiser
employed by Rigby & Company

Types of Real Estate Appraised

Retail Centers
Condominium Developments
Industrial Buildings
Commercial Buildings
Numerous Types of Undeveloped Land
Residential, Commercial, and Industrial Subdivisions
Automotive Dealerships
Medical Buildings

Automotive Repair Shops
Retail Buildings
Storage Facilities

Personal

DOB (7/16/77)

Residence: 319 E 1375 S

Kaysville, UT 84037

Business Phone: (801) 451-9888

FAX: (801) 451-0443

E-Mail: jhrigby42@gmail.com

Business Address: 1466 North Highway 89 #220
Farmington, UT 84025



CITY COUNCIL MEETING
Minutes
Tuesday February 17, 2026

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Dustin Gettel

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

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Kate Andrus, RDA Director; Moira Gray, RDA Project Manager; Aubrey Christensen, RDA Program Manager; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Nathan Kay, UFA; and Juan Rosario, Systems Administrator.

6:00 p.m. – WORKSHOP

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

Utah Renewable Communities
Update for Midvale City Council
February 17, 2026



Outline

- What is the URC program, how will it work, and what is the benefit to community members?
- What is the process for developing the program, and how did Midvale City get involved?
- Next steps & action items

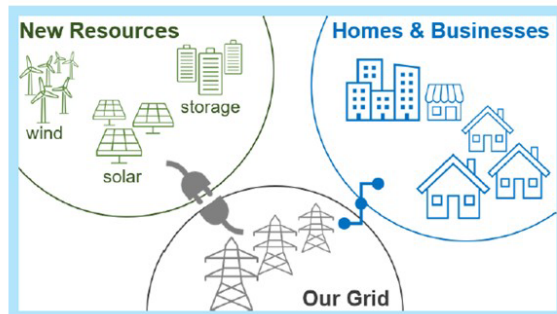
Agency Contact:

Emily Quinton
Sustainability Director, Summit County
equinton@summitcountyutah.gov
435-333-1522



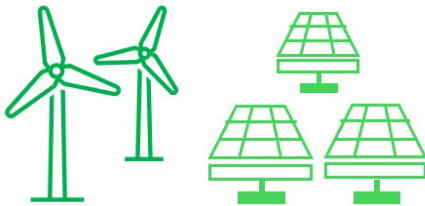
What is the Utah Renewable Communities (URC)?

- URC is a coalition of 19 cities and counties pioneering a new way for homes and businesses to access clean energy. We are working to launch the new URC program in partnership with Rocky Mountain Power (RMP)
- Under the program, homes and businesses in participating communities will have a new option for choosing clean energy through RMP. The clean energy counting towards the URC program is proposed to come from both **existing clean energy** on the grid plus **new utility-scale clean energy projects** built to serve URC customers. URC has the potential to accelerate the development of more clean energy as part of the energy portfolio of RMP and throughout Utah
- Development of the URC program is possible thanks to the Utah Community Renewable Energy Act passed by the Utah Legislature in 2019 (since changed to Community "Clean" Energy Act)



Why develop this new clean energy option?

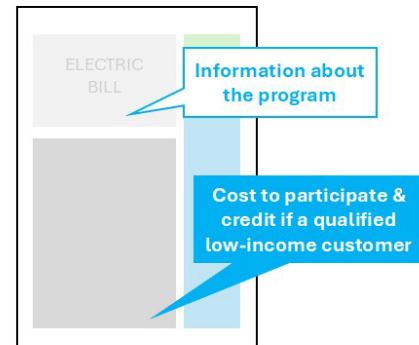
- **Choice:** the URC program offers homes and businesses in our community a new option of where their electricity comes from through RMP
- **Health and environment:** clean energy reduces harmful air pollution by replacing higher-emitting energy sources
- **Investment:** clean energy investment supports jobs and economies, often in rural areas
- **Scale:** together, customers across the 19 communities involved in URC right now represent about 25% of RMP's electricity sales in Utah



4

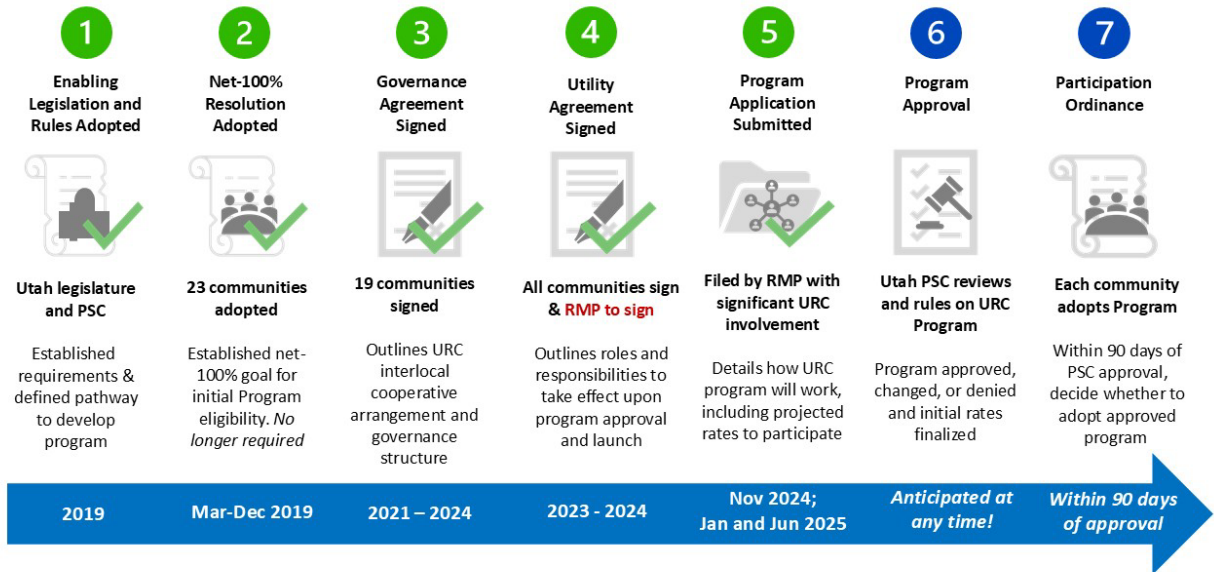
What URC is anticipated to look like for customers

- **Upon program launch, customers in participating communities:**
 - Remain RMP customers receiving reliable power
 - Will be automatically enrolled in the URC program with the choice to opt-out. There will be no cost to opt-out initially, after that, there will be a fee to terminate participation
- **Cost to participate:**
 - The program is expected to add a surcharge to a customer's bill
 - URC's position is that the program cost no more than \$4 per month for the average household
- **Additional components:**
 - Qualifying low-income customers will receive a monthly bill credit to offset the cost to participate and will have their termination fee waived if they choose to leave the program
 - RMP will send two notices to each customer to alert them of the program before a charge begins
 - Additional education and outreach to be provided by the URC Communications and Low-Income Plan Committees

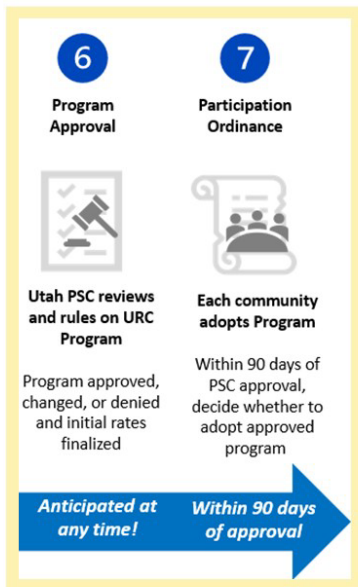


5

URC program development process + Midvale City's participation



Anticipated next steps



- The Utah Public Service Commission (PSC) will decide whether to approve, deny, or approve with modifications the URC program as proposed in the Program Application and discussed during the December 2025 hearings
 - The PSC decision could come any day now
- Following approval from the PSC, each URC member city will have 90 days to decide whether to approve the **program ordinance**, which, for example:
 - Formally adopts the approved program into the community
 - Outlines key roles and responsibilities of RMP and the PSC
 - Obligates the community to reimburse RMP for the cost of sending two notices to each customer prior to the program charge beginning
- Once final URC participation is settled, URC and RMP will push forward in contracting for the first program resource and preparing for and launching the program later in 2026

Action items

Learn more about URC

- URC board officers and other board members are happy to chat
- All past URC board meeting materials are posted to the Utah Public Notice website
- Additional information is available on the URC website, <https://www.utahrenewablecommunities.org/>, where you can also subscribe to the URC e-newsletter

URC board participation

- Mayor Dustin Gettel currently serves as Midvale's URC Board Member and is also on the communications committee. Any/all Midvale City council members and staff are welcome to attend board meetings on the first Monday of every month at Millcreek City Hall regardless of whether they are a board member
- An alternate to the Board should be chosen since our previous alternate no longer works for Midvale City. This could be someone from the council or city staff

Preparing for the ordinance

- Emily Quinton will provide a copy of the template ordinance for the Midvale City team to review if (when) the program is approved by the PSC

Mayor Gettel reviewed the Utah Renewable Communities. The state legislature was looking at moving this program to an opt in program instead of opting out. He said the program would not work if it were an opt in program. Luckily that bill did not receive any traction. To date the city has paid \$24,000 to participate in this program. The council had several questions to address regarding future costs and nuclear power plants and whether it is considered clean energy

6:30 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 6:34 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. Unified Fire Authority Report – [Chief Nathan Kay]

Chief Kay said he would be focusing on two topics each month, a topic of Community Risk Reduction and a topic of Fire Safety. The Community Risk Reduction message this month is fall prevention. In 2023 Utah reported 386 unintentional fall related deaths with 85.5% occurring among those 65 and older. Unified Fire encourages community members to use the 211 system to access local fall prevention services and referrals. Salt Lake County, public health partners offer Stepping On fall prevention workshops and senior safety initiatives through aging and adult services.

The Chief said the safety message for the month is carbon monoxide and fire alarm awareness. He urged everyone to check their CO alarms and fire alarms this month.

Chief Kay reported on call data for the month of January. He reported that Midvale had 324 calls for service resulting in 82 emergent calls and 278 EMS calls.

II. PUBLIC COMMENTS

Troy Mehr, he lives on a skinny street, and cars are parking in the middle of the street blocking traffic. He gathered signatures from other residents on the street, one person wrote in support of J&J Tires and Wheels, they are located on the street and are good tenants and an asset to the neighborhood. There is a business to the south called Edwin Auto Sales, this business frequently contributes to congestion, blocked access, safety hazards, and general disorder that affects everyone on the street including J&J Tires and Wheels. There are recurring problems with vehicles blocking fire hydrants, obstructing egress, and creating unsafe roadway conditions. Cars are often parked in ways that interfere with visibility and traffic flow resulting in speeding and cars trying to cut through and squeeze past cars causing unsafe conditions for customers and employees of the businesses. The letter writer requested more enforcement and a review of compliance to restore safety and accountability on the street. A second letter writer expressed concern about the ongoing public safety issues on the street despite repeated reports from residents. They would like confirmation that current code is looked at, and corrections are made if code is violated.

Mayor Dustin Gettel and Matt Dahl explained that the street is a privately owned street and that limits what Midvale City can do to improve the parking situation. They said Community Development Director, Adam Olsen, will speak with Troy Mehr in the lobby.

Luke Maynes, Vice Chair for the Community Council, reported that the next meeting will be held the last Wednesday of the month, February 25th, at City Hall, at 6:00 p.m. They will be discussing plans for the upcoming year and how to grow their organization and serve the people of Midvale.

III. COUNCIL REPORTS

- A. Council Member Bonnie Billings** - nothing
- B. Council Member Paul Glover** – Glen, I hope your snowplows have to go out.
- C. Council Member Heidi Robinson** - nothing
- D. Council Member Bryant Brown** – said the snow fall hasn't happened for 330 days. Residents are concerned about water restrictions for the summer and are asking for guidance in purchasing flowers. He is hoping for storms to come.

Matt Dahl said the general guidance is we live in the high desert and should take that into consideration when purchasing flowers. The city engineer is on Jordan Valley's

drought committee; they will be meeting soon to make their recommendations. And then in April, Jordan Valley has their annual meeting, and we should have more guidance after those meetings take place. The state legislature is considering adding fees to the companies that provide water which would likely require us to raise our fees in order to cover what they're charging. At the next meeting there will be a presentation about drought fees and as we get more information from Jordan Valley, we will communicate that to you.

Council Member Bryant Brown said he is mostly being asked about guidelines for watering, not just about raising rates.

E. Council Member Denece Mikolash – no updates but wanted to highlight the Midvale Journal spotlight on Lefty Leviticus, which she encouraged everyone to read it.

IV. MAYOR REPORT

A. Mayor Dustin Gettel expressed his appreciation to Matt Dahl and Garrett Wilcox for following the legislative bills that may impact the city. We are still waiting for Steve Eliason's homeless amendments bill that has not been submitted yet. He reported that on March 5th the WFRC will be touring the area that the Bingham Junction bridge will be going in. The WFRC will be the major funding source for the bridge. Any council members wanting to attend may. The initial meetings regarding funding for UFA and UPD have begun, and information will be communicated to the council as it comes in. He expressed appreciation to Chief Morse for assistance with a situation that took place last week in City Hall. Their quick response was helpful in diffusing the situation.

V. CITY MANAGER REPORT

A. Matt Dahl discussed the Canyon's Education Foundation Gala. Kaitlin will send an email to everyone, if you are interested in attending, please respond.

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 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 \$2,905,102** – 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 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 – \$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.



Fiscal Year 2026 Budget Amendment 1

General Fund - Revenues

- **Increase of \$2,905,102**
 - Property Taxes (Main Street RDA) - \$23,000
 - Building Permits & Plan Review - \$76,090
 - Class C Road Funds - \$8,860
 - Use of Fund Balance (ARPA) - \$2,797,152

General Fund - Expenditures

➤ Increase of \$2,905,102

- Merit & Updates to Actuals and Allocations in Salaries and Benefits across Departments – Net (\$-17,816)
- Coalition Intern – \$20,800
- Coalition Administration - \$20,000
- Part-Time to Full-Time Justice Court Clerk - \$17,240
- 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 \$2,905,102

- 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 Protection 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

➤ Information Technology Fund

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




Questions/Comments?



Sample 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.



MOTION: Council Member Paul Glover **Moved** to open the public comment section of the hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed **unanimously**.

There were no public comments.

MOTION: Council Member Paul Glover **MOVED** to close the public comment section of the hearing. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

ACTION: Adopt Resolution No. 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.

MOTION: Council Member Heidi Robinson **MOVED** to Adopt Resolution No. 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. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

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

The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF FEBRUARY 3, 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.

MOTION: Council Member Bryant Brown **MOVED** to recess the City Council meeting and move into RDA 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.

Council recessed at 7:09 p.m. and reconvened at 7:24 p.m.

VIII. CLOSED SESSION

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: Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; and Adam Olsen, Community Development Director.

MOTION: Council Member Heidi Robinson **MOVED** to enter into a closed session to discuss pending or reasonably imminent litigation. The motion was **SECONDED** by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

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

The motion passed unanimously.

The Council entered into closed session at 7:24 p.m.

MOTION: Council Member Bryant Brown **MOVED** to reconvene into open session. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

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

The motion passed unanimously.

The Council reconvened into open session at 7:56 p.m.

IX. ADJOURN

MOTION: Council Member Bryant Brown 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 7:56 p.m.

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

Approved this March 3, 2026

PENDING



MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: March 3, 2026

SUBJECT: Consideration of Resolution No. 2026-R-11 Appointing Council Member Denece Mikolash as Midvale City's Alternate Representative on the Utah Renewable Communities Board and Approving Midvale City's Updated Committee and Board Assignments List

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

Midvale City joined the Utah Renewable Communities program - also known as the Community Renewable Energy Agency - by adopting Resolution 2024-R-41 on August 20, 2024. That resolution authorized execution of the associated program agreements, approved Midvale's low-income assistance plan, and appointed representatives to the Utah Renewable Communities Board.

The Agency is an interlocal entity coordinating directly with Rocky Mountain Power to deliver net-100% renewable energy options for participating communities under the authority of the Community Renewable Energy Act.

To maintain ongoing representation needs, staff recommends appointing Council Member Denece Mikolash as the alternate representative on the Utah Renewable Communities Board and approving the updated Midvale City committee and board assignments list.

RECOMMENDED MOTION:

I move that we approve Resolution No. 2026-R-11 appointing Denece Mikolash as the alternate representative on the Utah Renewable Communities Board and approving Midvale City's updated committee and board assignments list.

ATTACHMENTS:

Midvale City Committee-Board Assignments List 3.3.26, Resolution No. 2026-R-11

**MIDVALE CITY, UTAH
RESOLUTION NO. 2026-R-11**

**A RESOLUTION APPOINTING COUNCIL MEMBER DENECE MIKOLASH AS
MIDVALE CITY'S ALTERNATE REPRESENTATIVE ON THE UTAH RENEWABLE
COMMUNITIES BOARD AND APPROVING MIDVALE CITY'S UPDATED
COMMITTEE AND BOARD ASSIGNMENTS LIST**

WHEREAS, the Utah Renewable Communities program - also known as the Community Renewable Energy Agency - is an interlocal entity formed pursuant to the Interlocal Cooperation Act and Community Renewable Energy Act to coordinate with Rocky Mountain Power and provide participating communities with net-100% renewable energy options; and

WHEREAS, on August 20, 2024, the Midvale City Council adopted Resolution 2024-R-41, authorizing the Mayor to execute the related program agreements, approving the City's plan for low-income assistance, and appointing representatives to the Utah Renewable Communities Board; and

WHEREAS, the City Council desires to update its representation on the Utah Renewable Communities Board to ensure continued participation in and oversight of the Community Renewable Energy Program; and

WHEREAS, Council Member Denece Mikolash has expressed her willingness to serve as Midvale City's alternate representative on the Utah Renewable Communities Board.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MIDVALE, UTAH:

1. Council Member Denece Mikolash is hereby appointed as Midvale City's alternate representative on the Utah Renewable Communities Board.
2. Midvale City's updated committee and board assignments list is hereby approved.
3. The Mayor and City staff are authorized to provide notice of this appointment to the Utah Renewable Communities Agency and to take any necessary administrative actions to implement this resolution.
4. This Resolution shall take effect immediately upon adoption.

ADOPTED this 3rd day of March, 2026.

Dustin Gettel, Mayor

ATTEST:	Voting by the City Council	“Aye”	“Nay”
	Bonnie Billings	_____	_____
	Paul Glover	_____	_____
_____	Heidi Robninson	_____	_____
Rori L. Andreason, MMC	Bryant Brown	_____	_____
City Recorder	Denece Mikolash	_____	_____

Date of first publication: _____



BOARD AND COMMITTEE ASSIGNMENTS

March 3, 2026

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

<u>Jordan Valley Water Cons. Dist.</u> Glen Kennedy Branden Anderson Alan Hoyne		<u>TransJordan Landfill Board</u> Glen Kennedy Jerimie Thorne (Alt.)
<u>Historical Society</u> Council Member Paul Glover (Council/Manager Decision)		<u>Community Building Community</u> Mayor Dustin Gettel (Council/Manager Decision)
<u>Mosquito Abatement District</u> Council Member Paul Glover (Council/Manager Decision)		<u>VECC</u> Matt Dahl (City Manager Appt.)
<u>ULCT Legislative Policy Committee</u> Mayor Dustin Gettel Council Member Bonnie Billings Matt Dahl (Council/Manager Decision)		<u>Assoc. of Government Councils</u> Council Member Heidi Robinson (Council/Manager Decision)
<u>Council Governments (COG)</u> Mayor Dustin Gettel (Mayor Appt.)		<u>Shelter the Homeless Board</u> Mayor Dustin Gettel (Council/Manager Decision)
<u>Conference of Mayors</u> Mayor Dustin Gettel (Mayor Appt.)		<u>Planning Commission</u> Council Member Denece Mikolash (Council/Manager Decision)
<u>Boys and Girls Club Board</u> Mayor Dustin Gettel Council Member Bonnie Billings (Council/Manager Decision)		<u>Animal Services Advisory Committee</u> Mayor Dustin Gettel
<u>Jordan River Commission</u> Mayor Dustin Gettel Wendelin Knobloch (Alt.) (Council/Manager Decision)		<u>Road Home Coordination Committee</u> Mayor Dustin Gettel
<u>Utah Homelessness Council</u> Mayor Dustin Gettel		<u>Community Development Block Grant Policy Committee</u> Mayor Dustin Gettel
<u>Air Quality Policy Advisory Board</u> Branden Anderson Mayor Dustin Gettel		<u>Canyons Education Foundation</u> Council Member Bonnie Billings

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



MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: March 3, 2026

SUBJECT: Consider Resolution No. 2026-R-12 Approving the Midvale City Park Rental Agreement Between Midvale City and the Utah Girls Tackle Football League.

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

In 2020, Midvale City (the City) entered into an agreement with the Utah Girls Tackle Football League (UGTFL), allowing the use of designated areas within City Park for youth football programming. That agreement expired on April 30, 2025.

Following confirmation from UGTFL of their interest in renewing the partnership, Midvale City has drafted a new short-term rental agreement. If approved, the short-term agreement would extend through May 16, 2026, and would permit continued use of designated areas within Midvale City Park by UGTFL for youth football activities. During the FY27 budget process the City Council will evaluate the City's current policies regarding fee waivers for non-profit organizations. Following that discussion, and based on the direction of the City Council, a long-term agreement with UGTFL may be considered.

Notable updates in the proposed agreement include:

- Adjustment of Rented Area: Under Section 1(a) "Property" the usable area of the park has been adjusted from previous years, and Exhibit A of the agreement reflects the updated usable area. There is also a provision that allows the City to further adjust the designated rented area of the park with four weeks' written notice to UGTFL. This addresses the adjusted area of the park due to an agreement Midvale City and Salt Lake County entered into for the construction of a library.
- Adjustment of Use: Section 1(b) "Permitted Uses" has been revised to reflect that UGTFL may be required to adjust its use of the rented area if the City modifies the designated space.

The City would continue to receive \$5.00 per youth participant from UGTFL. The financial impact of the agreement is considered negligible.

Recommended Motion:

I move that we approve Resolution No. 2026-R-12 approving the Midvale City Park Rental Agreement Between Midvale City and Utah Girls Tackle Football League.

Attachments:

**MIDVALE CITY, UTAH
RESOLUTION NO. 2026-R-12**

**A RESOLUTION APPROVING THE MIDVALE CITY PARK RENTAL AGREEMENT
BETWEEN MIDVALE CITY AND UTAH GIRLS TACKLE FOOTBALL LEAGUE**

WHEREAS, Midvale City (the “City”) and Utah Girls Tackle Football League (“UGTFL”) previously entered into an agreement on May 27, 2020, permitting the use of designated areas within Midvale City Park for UGTFL youth football program; and

WHEREAS, that agreement expired on April 30, 2025; and

WHEREAS, UGTFL has expressed interest in continuing its youth football programming at Midvale City Park and the City has prepared a new short-term rental agreement in response; and

WHEREAS, the proposed short-term agreement outlines the terms, responsibilities, and conditions of use, including provisions of an adjusted designated park rental area and allowing the City to further adjust the designated park rental area with appropriate notice, as needed during the agreement term; and

WHEREAS, the Midvale City Council has reviewed the proposed agreement and finds it to be in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED that the Midvale City Council hereby approves the Midvale City Park Rental Agreement between Midvale City and Utah Girls Tackle Football League and authorizes the Mayor to execute the agreement on behalf of the City.

APPROVED AND ADOPTED this 3rd day of March, 2026.

Mayor Dustin Gettel

ATTEST:

Rori L. Andreason, MMC
City Recorder

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

Midvale City Park Rental Agreement

This Agreement to rent Midvale City Park, owned and maintained by Midvale City, to host youth football activities is made and entered into as of ____, 2026, by and between Midvale City, a Utah municipal corporation, and the Utah Girls Tackle Football League (UGTFL), a Utah non-profit corporation.

Background

UGTFL runs a youth football program that serves Midvale youth; and

Midvale owns and maintains parks to beautify the city and provide recreational opportunities for its citizens including Midvale City Park; and

UGTFL leased park space at Midvale City Park from Midvale to run its youth football program since 2017; and

The current lease between UGTFL and Midvale expired on April 30, 2025; and

UGTFL wishes to continue to run its youth football program at Midvale City Park; and

Midvale wishes to continue to provide an opportunity to participate in youth football to its citizens.

Therefore, in consideration of the rental amount and provisions set forth in the Agreement, Midvale and UGTFL agree as follows:

Agreement

1) Midvale City Park

- a) **Property.** Midvale owns or has a leasehold interest in Midvale City Park located 435 W 6th Avenue, Midvale. Midvale agrees to rent Midvale City Park to UGTFL as designated in red in Exhibit A for the league's use during its season. The usable area of the park has been adjusted from previous years, and Exhibit A reflects the updated usable area. UGTFL accepts the condition of the rented area of the Park "as is." Midvale City may adjust the designated rented area of the Park by providing four weeks' prior written notice to the UGTFL.
- b) **Permitted Uses.** UGTFL may temporarily stripe up to approximately two full-size fields the day of or the day before practices within the rented area of the Park. UGTFL may use the rented area of the Park for practices during the UGTFL season. The UGTFL may be required to adjust their use of the rented area of the Park in the event that Midvale reduces the designated rented area of

the Park during the term of this Agreement.

c) **Use of Facilities.**

(i) **Restrooms.** UGTFL may use the existing restrooms located at the Midvale City Park. In the event the restrooms are closed, UGTFL is solely responsible for providing its own restroom facilities in accordance with the Salt Lake County Health Department's requirements. Whenever possible, Midvale will provide 14 days' notice to UGTFL of a restroom closure at the Park during the UGTFL season.

(ii) **Parking.** In the event parking becomes an issue with Park neighbors because of UGTFL use, Midvale and UGTFL agree to negotiate a workable solution in good faith.

(iii) **Signage.** In the event that UGTFL wishes to post signage at the Park, it may request Midvale's permission to post a message on Midvale's electronic sign at the Park. In the event that Midvale is unable to accommodate UGTFL's request to use its electronic sign, UGTFL may post temporary signage at the Park with Midvale's prior written permission. The temporary signage may not be taller than 6 feet in height, exceed 32 square feet in size, and remain posted for more than 30 days. Midvale, at its sole discretion, may remove UGTFL's messages or signage upon notice to UGTFL.

d) **Scheduling.**

(i) **Schedule.** UGTFL must provide Midvale a schedule of the UGTFL's use of Midvale City Park at least 1 month before the beginning of each season. The UGTFL season is anticipated to occur between March and May every year.

(ii) **Practices.** UGTFL plans to use the field for practices on weekdays during UGTFL's season.

(iii) **Games, Playoffs and Championships.** UGTFL will schedule games, playoffs and championships using our normal rental request process as well as pay all applicable fees.

(iv) **City Celebrations.** The UGTFL schedule of the Park may not interfere with City events. The dates of these events may be found on Midvale's website, Midvale.Utah.gov or EngageMidvale.com.

(vii) **Public Health Orders.** The UGTFL's activities at the Park must follow

any public health orders in effect by the State of Utah or the Salt Lake County Health Department.

- e) **Damage.** Except for reasonable wear and tear, UGTFL is responsible for repairing any damage to the Park caused by UGTFL's activities.
- f) **Park Condition.** UGTFL shall remove all trash and debris from the park area caused by UGTFL's participants and spectators. The condition of the park, after any use, shall be left in a substantially clean and orderly manner.
- g) **Midvale's Use.** When not in use by UGTFL, Midvale and the public may use the rented area of the Park so long as their use does not interfere with the UGTFL's use.

2) Payment

- a) **Payment Amount.** UGTFL will pay Midvale \$5 per participant that uses the Park.
- b) **Payment Date.** UGTFL must provide Midvale the roster of participants no later than one week into the start of the season. Midvale will then provide UGTFL an invoice and payment is due upon receipt.

3) Rental Term

The Agreement will become effective on the date above and will terminate on May 16, 2026.

4) Termination

- a) **Notice.** Either party may terminate the Agreement by providing the other party written notice 30 days in advance of the termination date.
- b) **Refund.** In the event that Midvale terminates the Agreement under this Section during the UGTFL season, Midvale will refund UGTFL its payment for that season. In the event that UGTFL terminates the Agreement under this Section during its season UGTFL will not receive a refund from Midvale for that season.

5) Compliance with Federal, State and Local Laws, and the City's Rules

UGTFL shall comply with and shall ensure that the participants comply with all Federal, State, and local laws, rules, mandates, and ordinances. This includes obtaining all relevant multi-jurisdictional permits.

6) Insurance

UGTFL must maintain a policy of comprehensive general liability insurance in the minimum amount of \$1,000,000 with respect to its activities it conducts at the Park. Midvale City Corporation, 7505 S Holden St Midvale, UT 84047 must be listed as an additional insured. UGTFL must keep a current Certificate of Insurance on file with Midvale prior to any activities at the Park throughout the term of the agreement.

7) Indemnification

UGTFL recognizes that football is an inherently dangerous activity and that its participants play at their own risk. UGTFL agrees to defend, indemnify, and hold harmless Midvale and its officials, officers, employees, volunteers, and all others acting on Midvale's behalf from and against all damages, liabilities, and claims relating to UGTFL's youth football league or UGTFL's use of the Park.

8) Release of Liability

UGTFL, for itself, and on behalf of its participants, fully and unconditionally waive UGTFL and the participants' individual and collective rights to recover from the City and/or its directors, officers, employees, volunteers, agents, representatives, consultants, lessees, subcontractors, successors, and assigns (collectively the "Releasees"), any liability, claim, injury, loss, damage, restitution, or compensation arising out of this Agreement or out of the UGTFL and its participants' use of the Midvale City Park, equipment, or any other City real or personal property. The Releasees shall under no circumstances be liable for any liability claim without limitation, liability for death, personal injury, theft, damage to motor vehicles, loss of property, business interruption, lost profits, consequential damages, and rights of subrogation.

9) Defense of Actions

If any claim, action or proceeding is brought against the City and/or its directors, officers, employees, volunteers, agents, representatives, consultants, lessees, subcontractors, successors, and assigns in any form whatsoever arising from any act or omission of UGTFL or the participants, the UGTFL shall, at its sole cost and expense, defend the City by counsel of the City's choosing. This obligation to defend extends to all manner of proceedings, whether in a judicial, administrative, or other forum.

10) Default

- a) **Default.** If either party fails to perform its obligations under this Agreement, the breaching party will be considered in default of the Agreement.

- b) **Notice/Cure.** Except as provided under Subsection E, the non-breaching party must provide the breaching party written notice of the breach and provide 14 days to correct the breach from the time of the notice.
- c) **Termination.** Except as provided under Subsection E, if the breach has not been corrected with 14 days of the notice, the non-breaching party may immediately terminate the Agreement.
- d) **Payment.** Upon termination of the Agreement under this Section, the non-breaching party will be entitled to the Payment for that calendar year.
- e) **Public Health Orders.** In the event that UGTFL violates a public health order, Midvale may terminate this Agreement immediately upon notice to UGTFL and will be entitled to retain the Payment for that calendar year.

11) Notice.

Any notice required under the Agreement will be deemed sufficiently given or served if personally delivered or sent by United States Certified Mail, return receipt requested, addressed as follows:

Midvale City: Midvale City
 Attn: City Manager
 7505 S Holden Street
 Midvale, UT 84047

With a copy to: Midvale City
 Attn: Events Application Coordinator
 7505 S Holden Street
 Midvale, UT 84047

Ute Conference: Utah Girls Tackle Football League
 Attn: Angie Anderson, Executive Administrator
 5279 Rolling Brook Dr
 Herriman, UT 84096

12) Waiver.

Failure by either party to insist upon the strict performance of any condition of this Agreement or to exercise any right or remedy found under the Agreement does not constitute a waiver. Any party may waive any of its rights or any conditions by written notice to the other party. No waiver may affect or alter the remainder of this Agreement. Every other condition in the Agreement will remain in full force with respect to any other existing or subsequently occurring breach.

13) Modification

Any modification to the Agreement is prohibited without prior written consent by both parties.

14) Force Majeure

Neither party will be held responsible for delay or default caused by fire, flood, riot, acts of God, war, or any event that is beyond the parties' reasonable control.

15) Assignment

UGTFL may not sublease or assign any part of this Agreement without Midvale's written consent.

16) Severability

In the event that any condition of the Agreement is held to be void, the voided condition will be considered severable from the remainder of the Agreement and will not affect any other condition in the Agreement. If the condition is invalid due to its scope or breadth, the condition will be considered valid to the extent of the scope or breadth permitted by law.

17) Governing Law, Venue, and Attorney's Fees

- a) In any dispute arising from or relating to this Agreement, the prevailing party shall be entitled to recover its attorney's fees, costs, and expenses, including those incurred in collecting any judgment, award, or order.
- b) The Agreement is governed in accordance with the laws of the State of Utah.
- c) Jurisdiction and venue for any action arising out of this Agreement shall lie exclusively in the City or County Courts for Salt Lake County.

18) Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements. There are no oral or collateral agreements or understandings. This Agreement may only be amended by a document signed by the Parties. This Agreement may be executed in several counterparts and by facsimile, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

[Signature Page to Follow]

Midvale and UGTFL have read and understand the terms of the Midvale City Park Rental Agreement. Both parties have demonstrated their willingness to enter into the Agreement as of the date above by having their authorized representatives sign below.

Midvale City

Dustin Gettel, Mayor

Attest:

Rori Andreason, City Recorder

Utah Girls Tackle Football League

Angie Anderson, UGTFL Executive Administrator

Exhibit A: Rented Park Space

