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

MIDVALE CITY COUNCIL REGULAR MEETING
AGENDA
June 2, 2026
*****AMENDED*****

Public Notice Is Hereby Given that the **Midvale City Council** will hold a regular meeting on **June 2, 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 June 1, 2026.** The meeting will be broadcast on **You-Tube (Midvale.Utah.gov/YouTube)**

6:00 p.m. – BUDGET OPEN HOUSE

7:00 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. ***Recognition of Public Works Director Glen Kennedy
- E. Proclamation Declaring June 2026 as LGBTQ+ Pride Month

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 Authorizing a Zone Map Amendment Located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development zone to Transit-Oriented Development Overlay zone **—** ***[Elizabeth Arnold, Senior Planner]***

ACTION: Consider Ordinance No. 2026-O-18 Authorizing a Zone Map Amendment Located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development zone to Transit-Oriented Development Overlay zone.

B. Receive Public Comment Regarding An Amendment to Title 17 of the Midvale City Municipal Code Relating to Home-Based Microschools and Micro-Education Entities **—** ***[Elizabeth Arnold, Senior Planner]***

ACTION: Consider Ordinance No. 2026-O-19 Amending Title 17 of the Midvale City Municipal Code Relating to Home-Based Microschools and Micro-Education Entities.

C. Receive Public Comment Regarding a Zoning Code Text Amendment Modifying Setback Exceptions in Various Sections of Title 17 Based on Changes in the Utah State Code from H.B. 476 in the 2024 General Session — ***[Jonathan Anderson, Planner II]***

ACTION: Consider Ordinance 2026-O-15 Modifying Setback Exceptions in Various Sections of Title 17 based on changes in the Utah State Code from H.B. 476 in the 2024 General Session.

D. Receive Public Comment Regarding a Zoning Code Amendment to Table 17-7-12.10 of the Regional Commercial Zone to Increase the Allowed Percentage for Changeable Copy Signs and adopt specific Changeable Copy Sign regulations in Section 17-7-12— ***[Jonathan Anderson, Planner II]***

ACTION: Consider Ordinance 2026-O-16 Amending Table 17-7-12.10 of the Regional Commercial Zone to Increase the Allowed Percentage for Changeable Copy Signs and adopt specific Changeable Copy Sign regulations in Section 17-7-12.

E. Receive Public Comment on the Midvale City Tentative Fiscal Year 2027 Budget Beginning July 1, 2026 and ending June 30, 2027 — ***[Mariah Hill, Administrative Services Director]***

F. Receive Public Comment on the Midvale City Fiscal Year 2027 Fee Schedule & Utility Rates — ***[Mariah Hill, Administrative Services Director]***

G. Receive Public Comment Regarding Increased Compensation for Executive Municipal Officers — ***[Mariah Hill, Administrative Services Director]***

H. Receive Public Comment Regarding Setting Salaries for Elected and Statutory/ Appointed Officers for Midvale City — ***[Mariah Hill, Administrative Services Director]***

I. Receive Public Comment Regarding Proposed Amendments to the FY2026 General Fund Budget and other funds as Necessary — ***[Mariah Hill, Administrative Services Director]***

VII. CONSENT

A. Consider Minutes of May 19, 2026 — ***[Rori Andreason, H.R. Director/City Recorder]***

VIII. ACTION ITEMS

A. Consider **Ordinance No. 2026-O-17** Establishing the Community Clean Energy Program in Midvale — ***[Dustin Gettel, Mayor]***

B. Consider **Resolution No. 2026-R-29** Approving the Artist Agreement with Jaycie Baird, and Authorizing the Use of Public Property and Roadway at Identified Intersection — ***[Vanessa Guevara, Midvale City Youth Violence Prevention Coordinator]***

C. Consider **Resolution No. 2026-R-33** Approving Amendment to Program Year 2025 Subrecipient Agreement Between Salt Lake County and Midvale City. ***[Moira Gray, Economic Development & RDA Project Manager]***

IX. DISCUSSION ITEMS

A. Discuss State Auditor's Office Fraud Risk Assessment — ***[Mariah Hill, Administrative Services Director]***

B. Discussion of FY2027 Property Tax Impact Schedule — ***[Mariah Hill, Administrative Services Director]***

X. POSSIBLE CLOSED SESSION

The City Council may, by motion, enter into a Closed Session for:

A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
B. Strategy sessions to discuss pending or reasonably imminent litigation;
C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
D. Discussion regarding deployment of security personnel, devices, or systems; and
E. Investigative proceedings regarding allegations of criminal misconduct.

XI. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

The agenda was posted in the City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice Website at pmn.utah.gov. Council Members may participate in the meeting via electronic communications. Council Members' participation via electronic communication will be broadcast and amplified so other Council Members and all other persons present in the Council Chambers will be able to hear or see the communication.

Date Posted: June 1, 2026

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

Midvale City Proclamation

Proclaiming June 2026 as LGBTQ+ Pride Month

Whereas, the June 1969 events at the Stonewall Inn in New York City marked a pivotal moment in the modern movement for the rights of lesbian, gay, bisexual, transgender, queer, and other identities (LGBTQ+) individuals; and

Whereas, on June 11, 1999, President William J. Clinton issued a proclamation designating June as Gay and Lesbian Pride Month, and in June 2009, President Barack Obama expanded the recognition to include Lesbian, Gay, Bisexual, and Transgender Pride Month; and

Whereas, members of the LGBTQ+ community have made invaluable contributions to society in fields including science, education, religion, government, and athletics; and

Whereas, LGBTQ+ residents and employees have made, and continue to make, significant and lasting contributions to Midvale City and the State of Utah; and

Whereas, Midvale City has demonstrated an ongoing commitment to diversity, equity, and inclusion by promoting principles of fairness, dignity, and respect for all residents and employees, regardless of sexual orientation or gender identity; and

Whereas, recognizing LGBTQ+ Pride Month fosters greater awareness, supports advocacy for the LGBTQ+ community, and provides an opportunity to strengthen alliances, encourage acceptance, and advance equal rights;

Now, **therefore**, be it proclaimed that Mayor Dustin Gettel and the Midvale City Council hereby recognize and proclaim June 2026 as LGBTQ+ Pride Month in Midvale City and encourage all residents to celebrate and support the diversity that strengthens our community.

Adopted this second day of June 2026.

_____
Dustin Gettel
Mayor

_____
Heidi Robinson
Council Member

_____
Bonnie Billings
Council Member

Attest:

_____
Bryant Brown
Council Member

_____
Paul Glover
Council Member

_____
Rori Andreason
City Recorder

_____
Denece Mikolash
Council Member

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MIDVALE CITY COUNCIL
STAFF REPORT
6/2/2026

SUBJECT

Consider Ordinance No. 2026-O-18 Authorizing a Zone Map Amendment Located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development zone to Transit-Oriented Development Overlay zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The project proposal involves a rezone of 4 parcels totaling approximately 3.46 acres. The applicant's justification for the request and supporting documents are included in the attachments.

Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows:

17-3-1 Criteria/Required Findings. …rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

1. Proposed rezoning is necessary either to comply with the general plan proposed land use map or to provide land for a community need that was not anticipated at the time of adoption of the general plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to, steep slopes, flood plain, unstable soils, and inadequate drainage; or
3. Land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

Staff has reviewed the proposal against the criteria listed above and finds that the rezone request satisfies the first and third criteria. The request satisfies the first criterion because the proposed rezone is consistent with the goals and policies of the Midvale City General Plan, specifically the vision for the Middle State Street Opportunity Area.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas are where changes in the types and/or intensities of current land uses are anticipated. In these areas, denser residential uses, mixed residential and commercial uses, and larger, taller buildings are anticipated to take advantage of the transportation infrastructure and to generate more tax revenue for the City.

The 2016 Midvale City General Plan identifies the subject property as being in the Middle State Street Opportunity Area and lists eight goals for the area:

1. Support development of higher-value commercial and business uses through the development of mixed-use and higher density residential uses
2. Develop a small area plan for the development near the TRAX station
3. Support and encourage development to take advantage of transit and transportation opportunities
4. Focus commercial and mixed-use development at the nodes of 7500 South and 7720/7800 South
5. Support redevelopment of the underutilized commercial properties between the commercial nodes into mixed-use residential development
6. Explore the potential for unifying urban-design elements and beautification of the area
7. Employ design elements to buffer the effects of higher intensity uses in the core areas on adjacent existing residential uses
8. Strengthen pedestrian connections to the Center Street TRAX Station

The proposed rezone is consistent with several goals for the Middle State Street Opportunity Area. Specifically, the proposed rezone would facilitate higher-density and mixed-use development (Goal 1), leverage the site's proximity to transit infrastructure (Goal 3), support concentration of development near identified nodes (Goal 4), and encourage redevelopment of underutilized properties into mixed-use residential development (Goal 5).

The proposal meets the third criterion in that the surrounding area has experienced incremental redevelopment and increased intensity of land uses. These changes indicate a shift toward higher-density and mixed-use development, and support the conclusion that it is in the public interest to recognize the evolving character of the area and encourage continued redevelopment.

Public notice has been sent to property owners within 500 feet of the subject area. One emailed public comment was received prior to the Planning Commission meeting on May 13, 2026, but nothing prior to the City Council meeting.

STAFF RECOMMENDATION

Staff proposes the City Council approve the rezone with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(E)(1&3).

Staff notes that development agreements are frequently used in conjunction with rezones to establish specific development standards and project expectations. Should the City Council desire to pursue a development agreement with this project, a motion

to table the item pending negotiation of a development agreement has been provided below.

PLANNING COMMISSION RECOMMENDATION

This item was heard during the May 13, 2026 Planning Commission meeting and the Planning Commission recommended approval.

RECOMMENDED MOTIONS

To approve:
I move that we approve Ordinance No. 2026-O-18 authorizing a zone map amendment located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development to Transit-Oriented Development Overlay zone as provided in the attachments, with the finding noted in the staff report.

To table pending development agreement:
I move that we table Ordinance No. 2026-O-18 authorizing a zone map amendment located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development to Transit-Oriented Development Overlay zone pending the negotiation and preparation of a development agreement.

ATTACHMENTS

1. Draft Ordinance
2. Justification for Rezone
3. Supporting Documents

MIDVALE, UTAH
ORDINANCE NO. 2026-O-18

AN ORDINANCE AUTHORIZING A ZONE MAP AMENDMENT LOCATED AT 52, 30, & 24 W CENTER ST AND 7710 S STATE ST FROM TRANSIT-ORIENTED DEVELOPMENT ZONE TO TRANSIT-ORIENTED DEVELOPMENT OVERLAY 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, a request has been made for a change of zoning on the property described in Exhibit A; and

WHEREAS, the Planning Commission held a public hearing on May 13, 2026 to review the request for rezone and, after considering all of the information received, made a recommendation to approve the rezone request thereon to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on June 2, 2026 and after taking into consideration citizen testimony, planning and demographic data, the desires of the owners of the property, and the Planning Commission's recommendation as part of its deliberations, the City Council finds the following:

1. The proposed zone map amendment complies with Midvale City Code 17-3-1(E)(1&3).

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

Section 1. The zoning ordinance, which sets forth the zone districts within Midvale City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in Exhibit A attached hereto and by this reference made a part hereof, which property is located at 52, 30, & 24 W Center St and 7710 S State St Midvale, Utah, and is currently zoned Transit-Oriented Development, shall be zoned Transit-Oriented Development Overlay.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

Transit-Oriented Development.

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

Transit-Oriented Development Overlay.

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

PASSED AND APPROVED this 2nd day of June, 2026.

_____
Dustin Gettel, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

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

Date of first publication: _____

Attachment A:

Dear Midvale City Planning Commissioners & Council Members,

JDH Development is pleased to submit our design proposal for a mixed-use commercial and multifamily development at 52 W. Center Street, spanning from State Street to Maple Street along the north side of Center Street.

The project features ground-floor commercial/amenity space along State Street and Center Street, with three levels of housing above, activating the streetscape and strengthening Midvale's urban core.



Project Summary:

- **Residential:** 144 units (72 Studio/1BR, 66 2BR, 3 3BR)
- **Commercial:** Up to 18,000 sq ft
- **Parking:** 242 stalls (172 covered), located behind commercial frontage
- **Density:** 42 units/acre (well below the 85 units/acre allowed in the TODO zone)
- **Setback:** 10 feet from back of curb along Center Street

Parking will be accommodated on a single level located behind the commercial frontage, allowing for an enhanced streetscape that prioritizes walkability and pedestrian interaction with retail. The two residential buildings are organized around a central courtyard with outdoor amenity spaces where families and residents can gather, complemented by a Club Room, Business Center, and Fitness Center.

The stepping of the new buildings provides thoughtful massing transitions, ensuring compatibility with the surrounding neighborhood context while activating the streetscape with contemporary urban façades. This design reflects Midvale's vision for a dynamic transit-oriented district and supports the broader community goals of housing diversity, economic vitality, and a stronger urban core.

The project requires a rezone from Transit Oriented Development to the Transit Oriented Development Overlay (TODO) zone, consistent with its transit-adjacent location and goals of increased density, improved streetscape character, and housing diversity.

We respectfully submit this proposal for your consideration and look forward to working with the City to bring this important project to life.

Sincerely,

JDH
DEVELOPMENT

MIDVALE CITY
REZONE APPLICATION

52 W. Center Street, Midvale, Utah

JDH Development • March 2026

TABLE OF CONTENTS

#	Document
1	Basis of Rezone
2	Vicinity Map
3	Zoning Map
4	Conceptual Site Plan
5	Conceptual Building Floor Plans
6	Conceptual Elevations
7	Design Intent Images
	EXHIBITS
A	**Elementary School Impact Analysis**
B	**Parking Study**
C	**Traffic Study**
D	**Rezone Application**
E	**Owner's Affidavit**
F	**Property Legal Description**

1. BASIS FOR REZONE

1. **Proposed rezoning promotes objectives of the Midvale City General Plan (2016)**

The proposed rezoning from the TOD Zone to the TODO Zone promotes and advances key objectives identified in the Midvale City General Plan (2016), particularly related to economic vitality, housing diversity, and transit-oriented mixed-use development.

The project supports **Goal 2: "Expand the number and type of businesses in the City"** by incorporating ground-floor, street-facing retail and commercial uses that activate the pedestrian environment and provide opportunities for local and small businesses. The mixed-use design strengthens the long-term sustainability of commercial uses by creating a built-in residential customer base and supports the City's objective to promote economic revitalization and redevelopment in appropriate areas.

The proposal also advances **Goal 5: "Expand housing opportunities and allow for more choices in place and type of residence."** The project provides attainable multifamily housing for young professionals, essential workers, and residents seeking independence while remaining connected to family, community, and support systems in Midvale. This housing type fills a critical gap in the local market and supports workforce housing needs.

The General Plan recognizes that **additional residential units and higher densities in appropriate locations are necessary to support economic growth and sustainability**, particularly given the limited availability of vacant land in Midvale. The site's proximity to transit, employment, and existing infrastructure makes it well suited for higher-density mixed-use development. The proposed rezoning reflects the City's long-term policy direction to accommodate population growth through redevelopment and more efficient land use.

The project further supports Residential and Commercial Development Goals to encourage affordable housing near transit and to promote mixed-use, transit-oriented development. Overall, the proposed rezoning is consistent with and advances the vision of the General Plan by strengthening economic vitality, expanding housing opportunities, and supporting walkable, mixed-use development patterns.

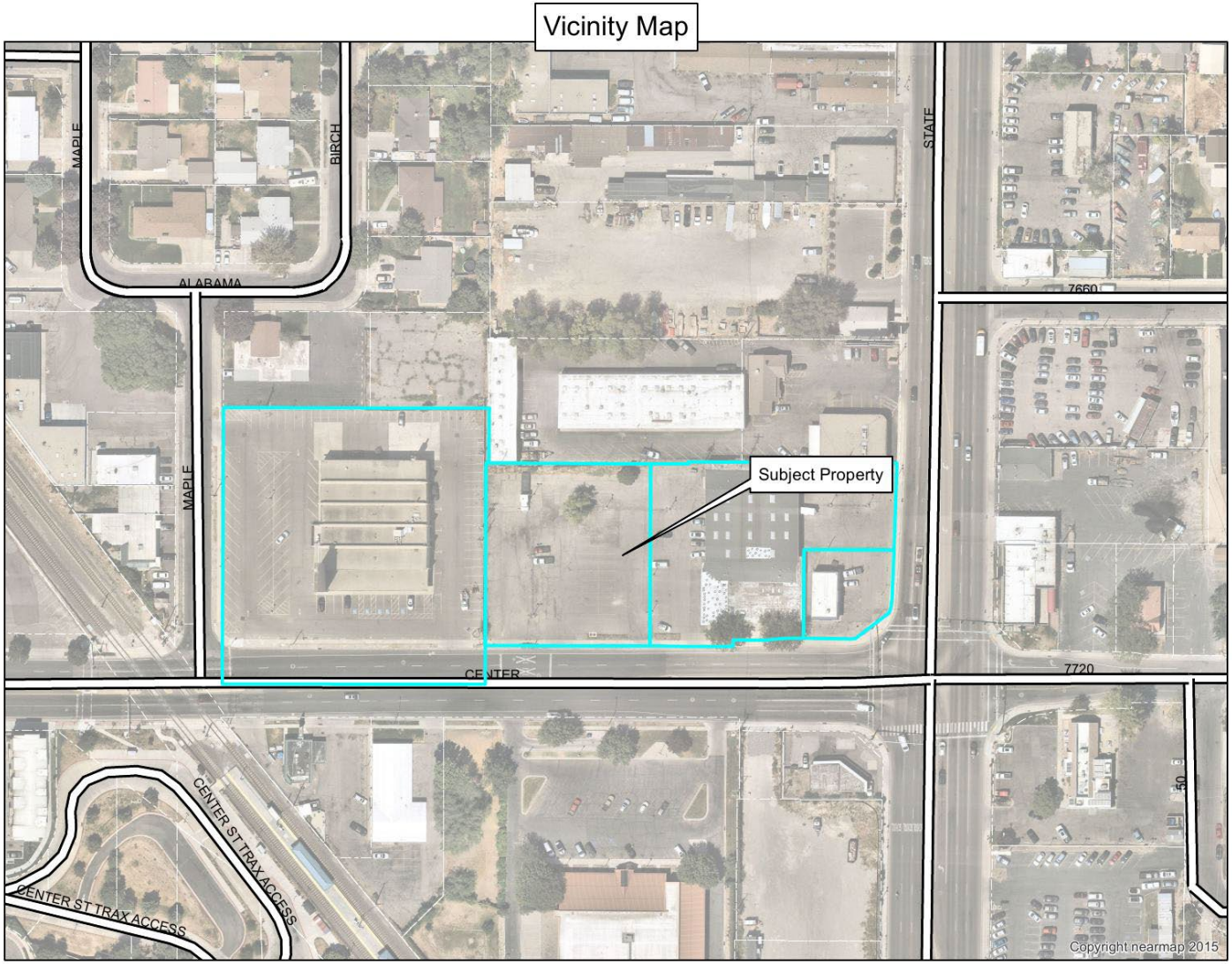
2. **Land or its surrounding environs have changed or are changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.**

The surrounding area has experienced significant and sustained change, making it appropriate and in the public interest to encourage redevelopment that reflects the area's evolving character. The most important catalyst for this transformation has been the establishment and long-term operation of the nearby TRAX light rail station. This public investment has fundamentally shifted the corridor from an auto-oriented environment to a transit-supported growth area.

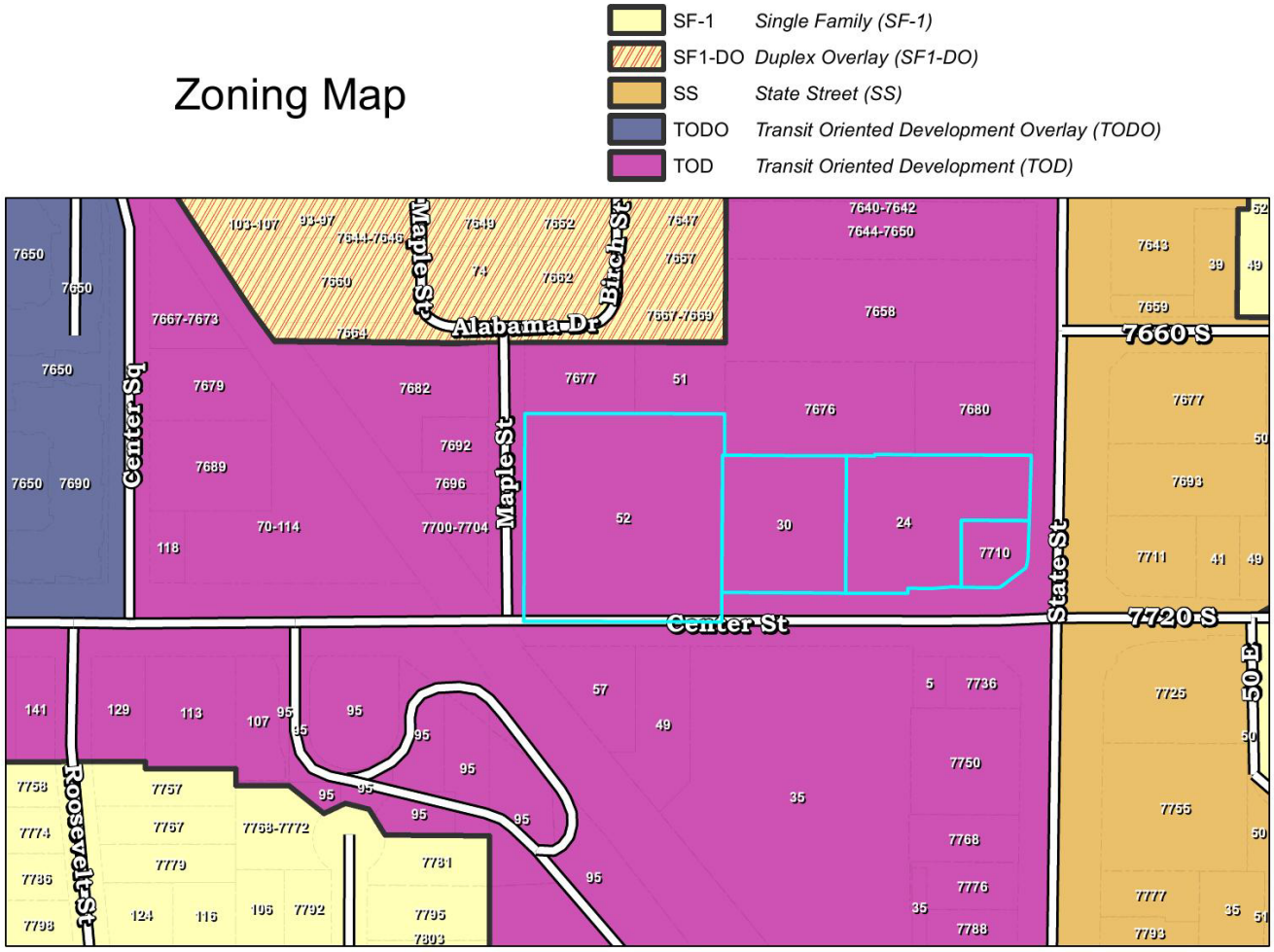
Over time, the presence of fixed transit infrastructure has attracted new residential, commercial, and employment uses, creating increased demand for walkable, mixed-use, and higher-density development. The City's adoption of the TODO zoning framework reflects this shift and identifies these areas as appropriate for redevelopment that leverages transit access, activates the street, and supports a more urban development pattern.

Encouraging redevelopment of this site is in the public interest because it supports sustainable growth, strengthens the local economy, and provides attainable housing in a location well served by transit and existing infrastructure. This location is particularly well suited to address the region's housing affordability challenges by providing opportunities for young working professionals and workforce households to live independently while remaining close to family, social networks, and employment opportunities in Midvale.

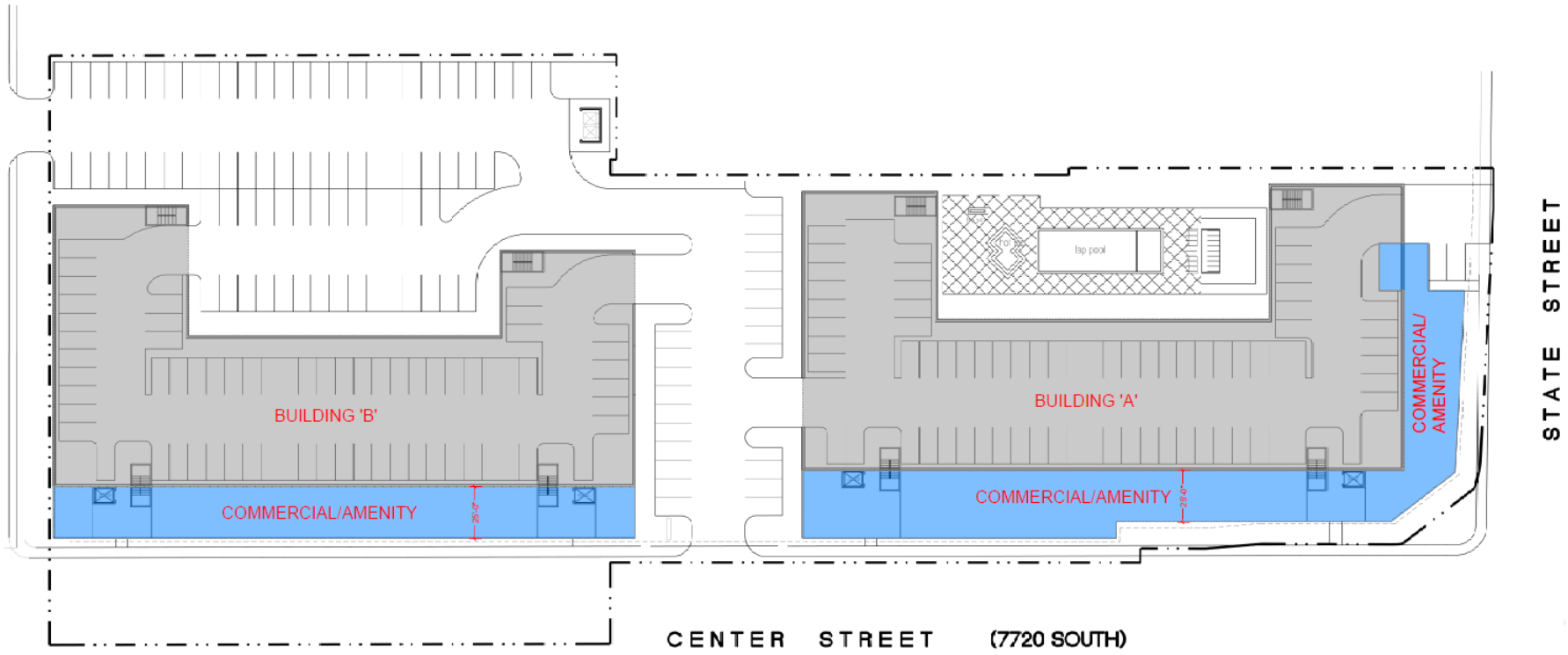
2. VICINITY MAP



3. ZONING MAP

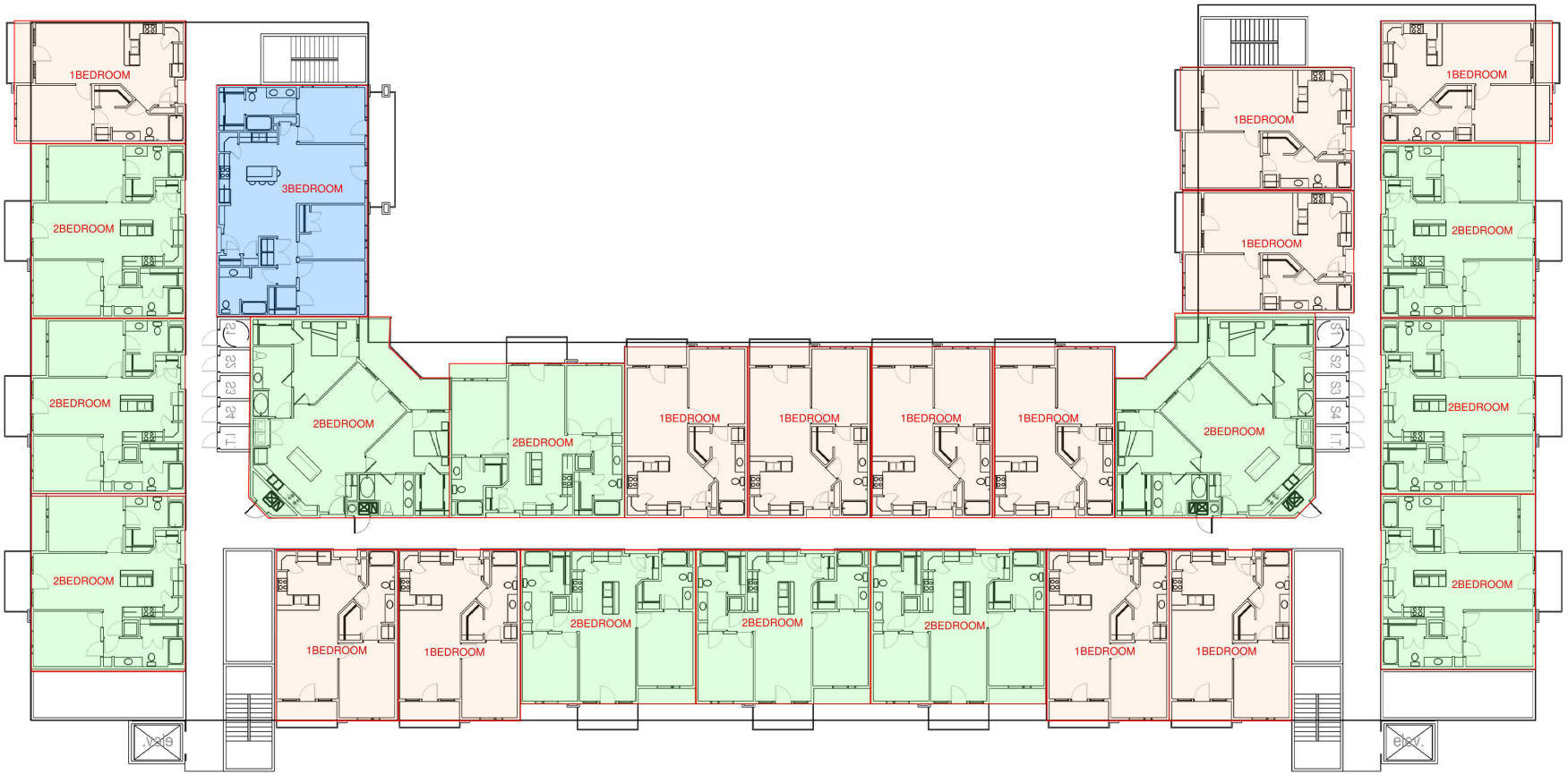

Zoning Map
SF-1 Single Family (SF-1)
SF1-DO Duplex Overlay (SF1-DO)
SS State Street (SS)
TODO Transit Oriented Development Overlay (TODO)
TOD Transit Oriented Development (TOD)
Maple St
Birch St
Alabama Dr
Center St
Maple St
State St
7660 S
7720 S
50 E
Roosevelt St
7650
7650
7650
7650 7690
7667-7673
7679
7689
7682
7692
7696
7700-7704
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4. CONCEPTUAL SITE PLAN

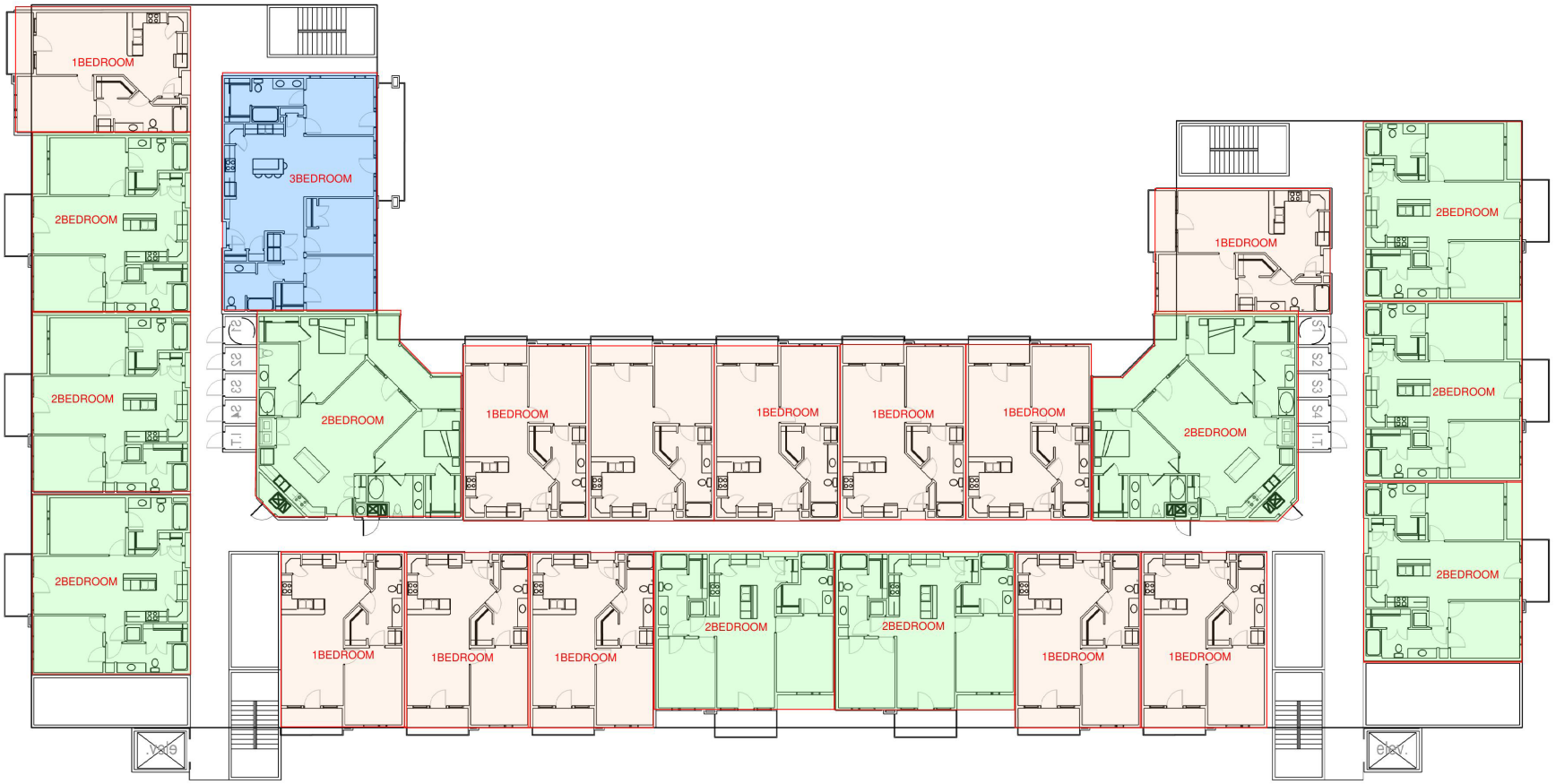


5. CONCEPTUAL BUILDING FLOOR PLANS

Building A



Building B


1BEDROOM
2BEDROOM
2BEDROOM
2BEDROOM
3BEDROOM
2BEDROOM
1BEDROOM
1BEDROOM
1BEDROOM
1BEDROOM
2BEDROOM
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1BEDROOM

6. CONCEPTUAL ELEVATIONS

East Elevation



East Elevation



West Elevation



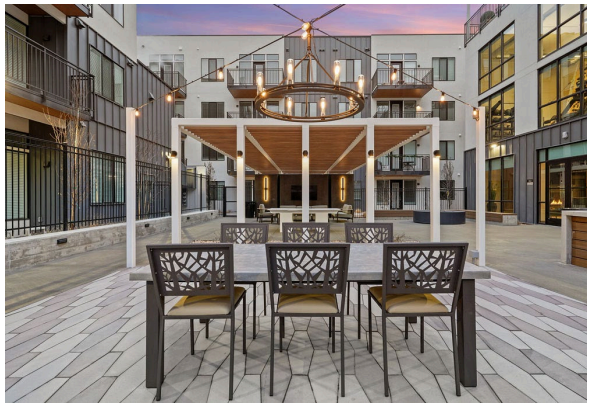
West Elevation



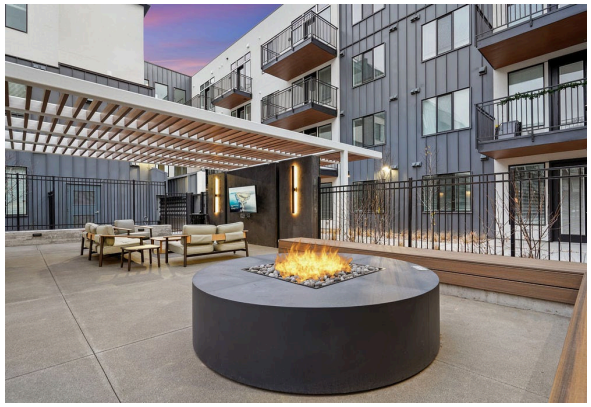
7. DESIGN INTENT IMAGES



Clubhouse



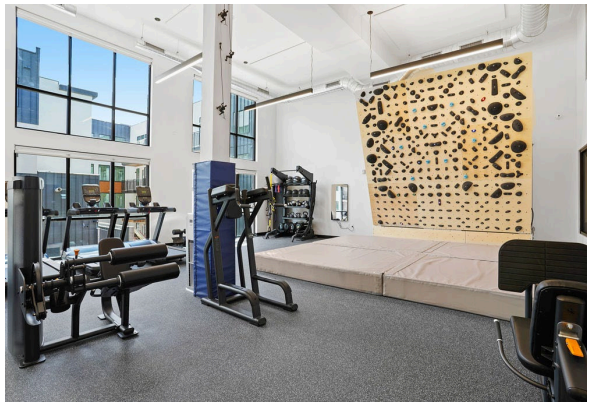
Courtyard



Fire Pit



Fitness Center



Fitness Center

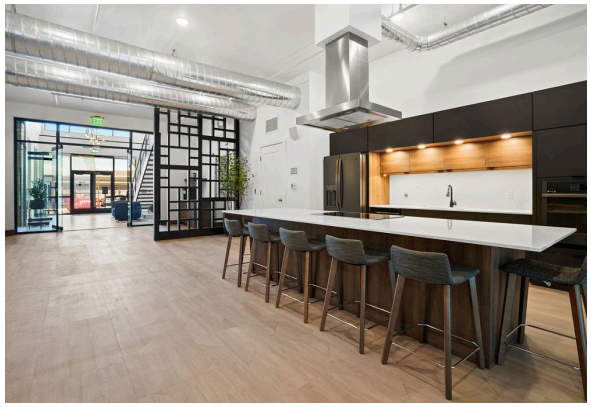


Game Simulator

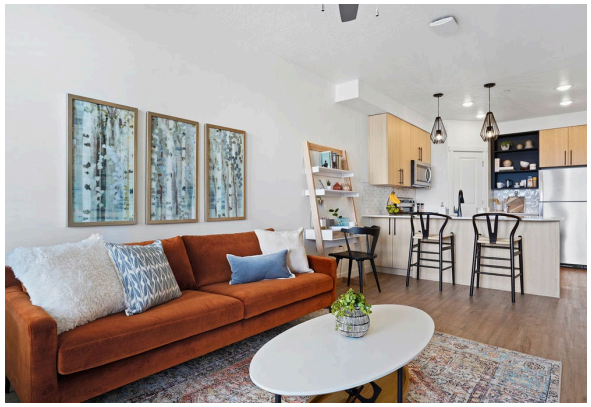
DESIGN INTENT IMAGES



Game Zone



Kitchen-Lobby



Apartment



Apartment

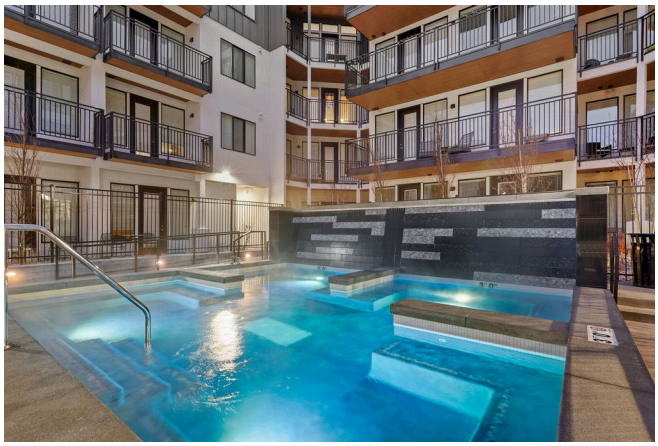


Pool



Social Parlor

DESIGN INTENT IMAGES



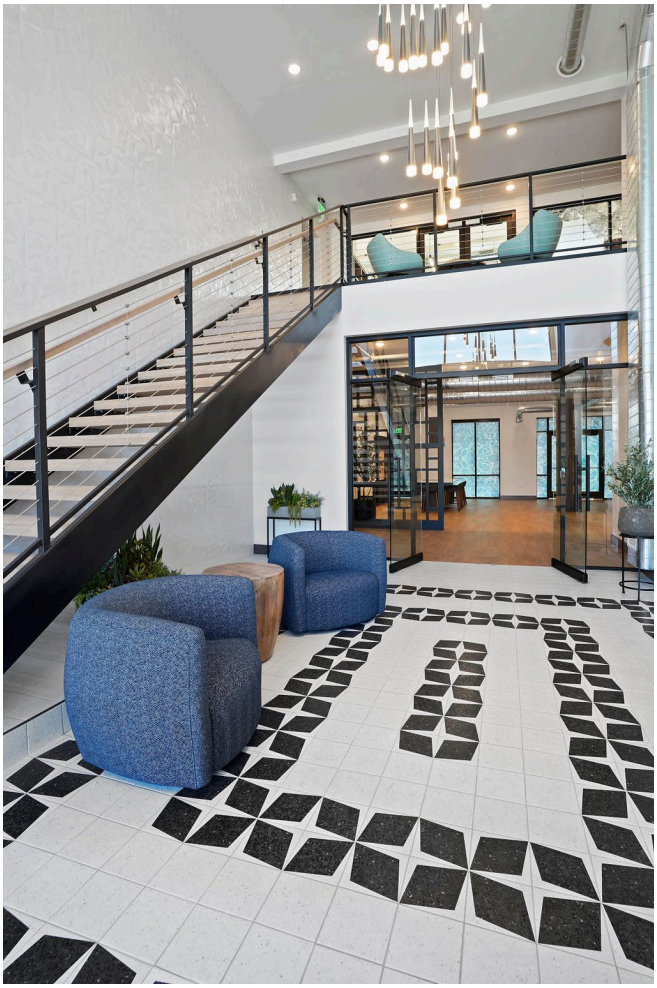
Spa



Spin Room



Business Center



Lobby

EXHIBIT A: ELEMENTARY SCHOOL IMPACT ANALYSIS

Project Area: Center Street & State Street, Midvale, Utah

Overview

The proposed development is most likely to be served by Midvale Elementary School within the Canyons School District. This school serves the surrounding established neighborhoods and has been included in recent district boundary and enrollment studies focused on balancing capacity and long-term facility planning.

Enrollment Trend

According to official October 1 enrollment data published by the Canyons School District, Midvale Elementary enrollment has declined over the past five years:

- 2019–2020 Enrollment: 709 students
- 2024–2025 Enrollment: 630 students

This represents a decline of approximately 79 students, or about 11% over five years. This trend is consistent with broader district patterns and reflects demographic changes in mature neighborhoods, including smaller household sizes, aging housing stock, and fewer school-age children per household.

According to the Midvale Elementary School Community Council meeting held September 5, 2025: *"Projected enrollment ... 629; ... Day 1 ... 505 and Day 11 ... 555."* Because of the lower-than-projected enrollment, the school lost 3+ FTE's (including a Kindergarten and 4th grade position, plus partial BTS/SPED staffing). The minutes also note the school is losing $60,000 from Title I Funds, and that next year's allocations are expected to decrease due to current enrollment.

District Context

Canyons School District has experienced an overall elementary enrollment decline of approximately 11% since 2019. The District has evaluated boundary adjustments and school consolidations in response to underutilized capacity. A recent example includes the consolidation of Bella Vista Elementary with Ridgecrest Elementary beginning in the 2026–2027 school year.

Implications of the Proposed Development

The proposed project provides an opportunity to support long-term enrollment stability in an area experiencing gradual decline. Transit-oriented and multifamily housing typically generate fewer school-age children per unit than traditional single-family housing. As a result, the project is expected to contribute modestly to enrollment without creating capacity challenges.

Community Benefits

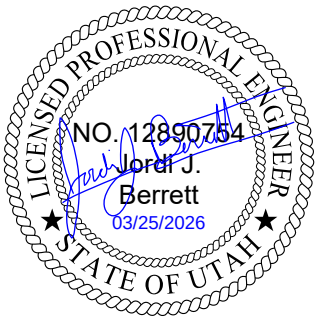
The development supports efficient use of existing public infrastructure, including schools, and aligns with public planning goals related to transit-oriented development, neighborhood revitalization, and sustainable growth. Rather than contributing to overcrowding, the project is expected to help stabilize school utilization levels and reinforce long-term community vitality.

Conclusion

Based on available enrollment data, Midvale Elementary has experienced a measurable decline in student population. The proposed development is anticipated to provide modest enrollment support, improve long-term utilization of school facilities, and align with regional planning objectives for balanced and sustainable growth.

EXHIBIT B: Parking Study

MEMORANDUM



Date: March 25, 2026

To: Midvale City

From: Hales Engineering

Subject: Midvale JDH MXD Parking Study

UT26-3209

Introduction

This memorandum discusses the parking study completed for the proposed Midvale JDH mixed-use development (MXD) located in Midvale, Utah. The study identifies the City parking supply rates, local parking demand data, and time-of-day demand data from the Institute of Transportation Engineers (ITE). The proposed development is located northwest of the Center Street / State Street intersection in Midvale, Utah. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project in Midvale, Utah

Project Description

The development consists of 144 apartments with associated amenities and 18,000 square feet of commercial space. It is expected that 10,000 square feet of the commercial space will be used as resident amenity and office space leaving only 8,000 square feet of leasable commercial space, but the original 18,000 square feet will be used in our calculations as directed by the City Code. A supply of 242 stalls is currently planned for the project. A site plan is provided in Appendix A.

City Parking Code

The Midvale City code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 1 (including additional guest parking under Midvale City Code 17-7-8.8.D.f). The calculations for the parking required by the City are shown in Table 2. As shown, it is anticipated that the City would require 254 stalls for the proposed development.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Medium and High Density Residential-One Bedroom	DU	1.25
Medium and High Density Residential-Two Bedroom	DU	1.50
Medium and High Density Residential-Three Bedroom	DU	1.75
Retail and Service Commercial, Personal Service	KSI	3.00

Source: Midvale City code, 2026

Table 2: City Parking Calculations

City Parking Calculations Midvale - Midvale JDH MXD				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Medium and High Density Residential-One Bedroom	72	DU	1.25	90
Medium and High Density Residential -Two Bedroom	66	DU	1.50	99
Medium and High Density Residential -Three Bedroom	6	DU	1.75	11
Retail and Service Commercial, Personal Service	18.0	KSF	3.00	54
TOTAL				**254**

Source: Midvale City Code, 2026.

Local Parking Demand

Hales Engineering has collected local parking demand data from many multifamily residential developments along the Wasatch Front. Data from the Essex Apartments in Salt Lake City, Utah and the Lionsgate Apartments in Murray, Utah were selected to estimate parking demand rates for the proposed development. Both apartments have a similar proximity (within 1/8 mile) to transit as well as, when combined, a similar average bedroom mix (bedrooms per apartment) to the project site. Observed parking demand at these properties averaged approximately 1.36 vehicles parked per apartment unit. Hales Engineering used the same rate of 1.36 cars parked per apartment unit to calculate the anticipated parking demand for the multifamily use and the City Code requirement for the commercial use. The number of stalls needed based on these rates is shown in Table 3. As shown, the data suggests that the parking demand for the multifamily portion of the proposed project will be 196 stalls.

Table 3: Local Parking Generation

Local Parking Demand and Supply Midvale - Midvale JDH MXD					
Land Use	# of Units	Unit Type	Rate	Demand	Supply (+5%)
Local Multifamily Near Transit	144	KSF	1.36	196	206
Retail and Service Commercial, Personal Service	18.0	KSF	3.00	-	54
TOTAL				196	**260**
Source: Hales Engineering & Midvale City Code, 2026					

Since the proposed rates represent actual parking demand at the comparison sites, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 5% additional stalls beyond the anticipated demand. Based on this, a supply of 206 stalls should be provided for the residential component of the project based on collected data in addition to the 54 stalls required for the commercial use for a total of 260 stalls.

Time-of-Day Parking Demand

Hales Engineering utilized ITE time-of-day parking demand percentages for the proposed land uses on a typical weekday to identify the needed parking supply at each hour of the day. Land uses that have offset peak demands throughout the day can reduce the amount of parking stalls needed for the site. A time-of-day parking supply requirement chart has been provided in Figure 2.

Based on the time-of-day shared parking, a minimum of 206 stalls should be provided to meet the shared parking supply requirements. Therefore, it is anticipated that the proposed parking

supply will be sufficient to accommodate the anticipated peak parking demand for the development.

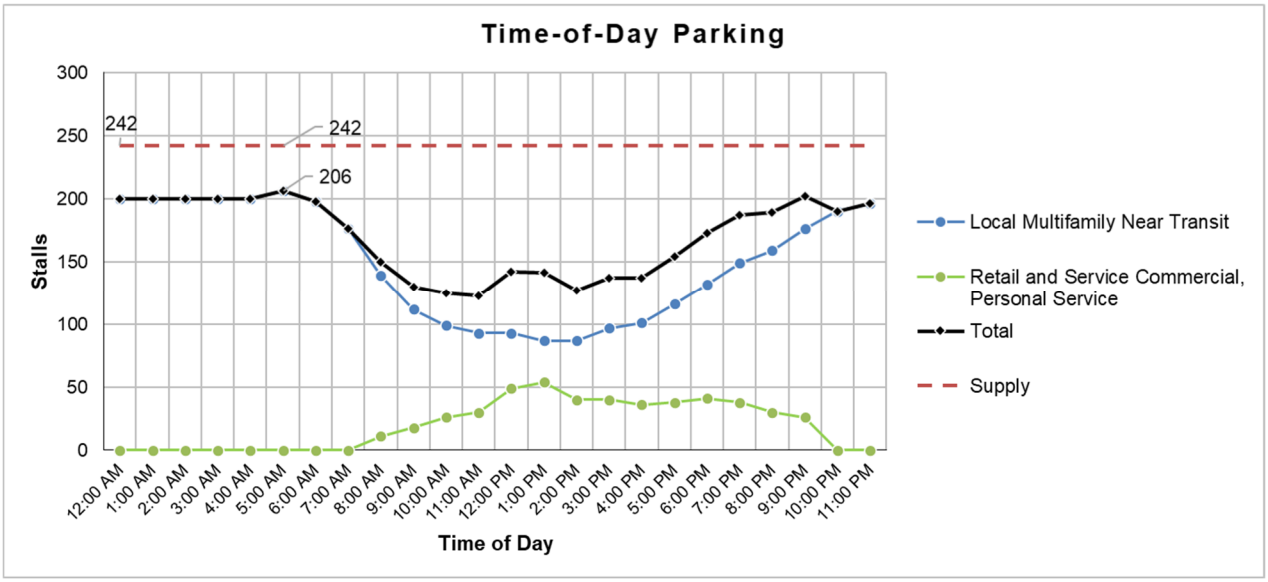


Figure 2: Time-of-day parking supply requirements

Comparison and Recommendation

A comparison of the proposed supply, the City's parking requirement, the local parking demand, and the recommended supply based on the ITE Parking Generation rates is shown in Table 4. Based on the information provided, it is anticipated that the proposed 242 stalls will be sufficient to accommodate the parking demand for the development.

Table 4: Parking Comparison

Source	# of Stalls
Proposed Site Plan	242
City Requirement	254
Local Parking Demand + 5%	260
Time-of-Day Parking + 5%	206

Conclusions

The key findings of this study are as follows:

- The City Code requirements of 254 stalls exceeds the proposed 242 stalls for the project
- Parking demand data from similar local sites indicates a parking supply of 260 stalls would be necessary to accommodate the development, but time-of-day shared parking analysis would justify a maximum reduction to 206 stalls.

- Based on City Code, local data, and time-of-day parking distributions, it is anticipated that the proposed 242 shared parking stalls will be sufficient to accommodate peak parking demand for the proposed development.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

HALES ENGINEERING
innovative transportation solutions

APPENDIX A

Site Plan

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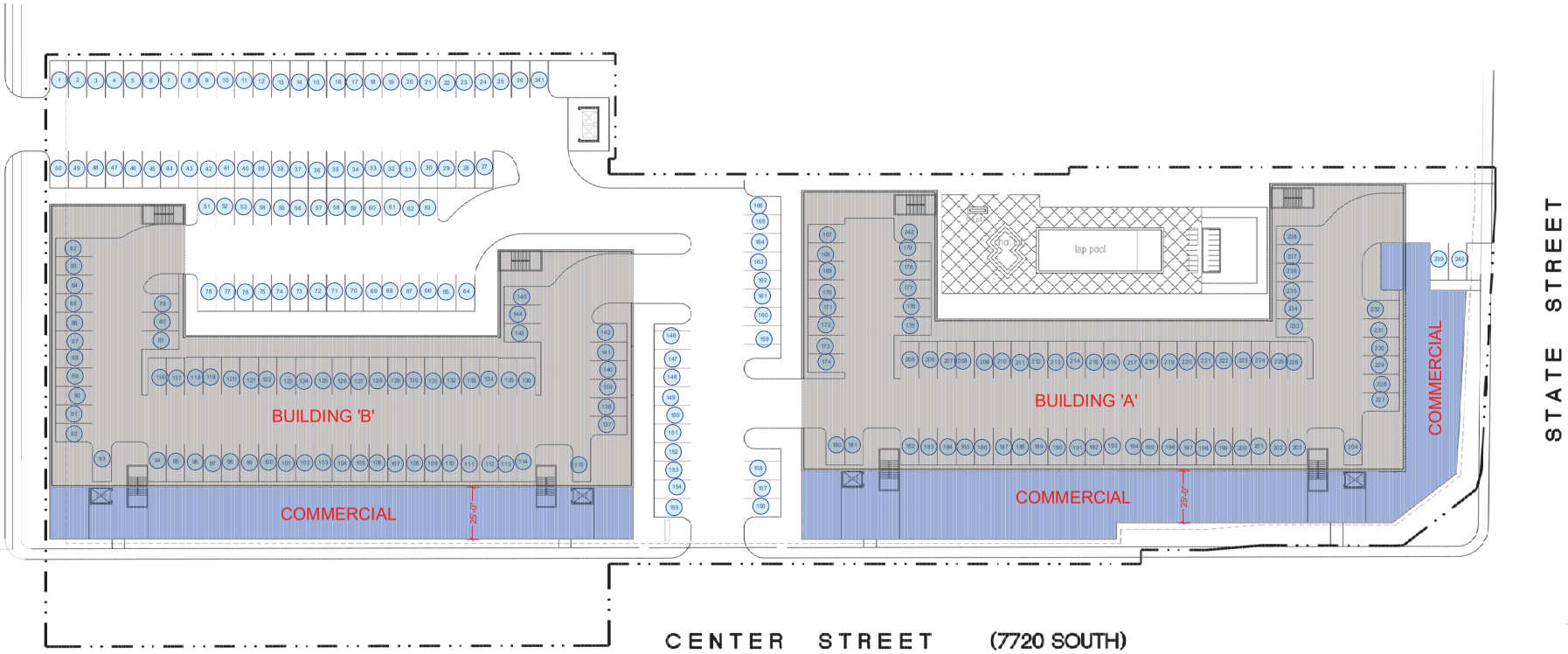
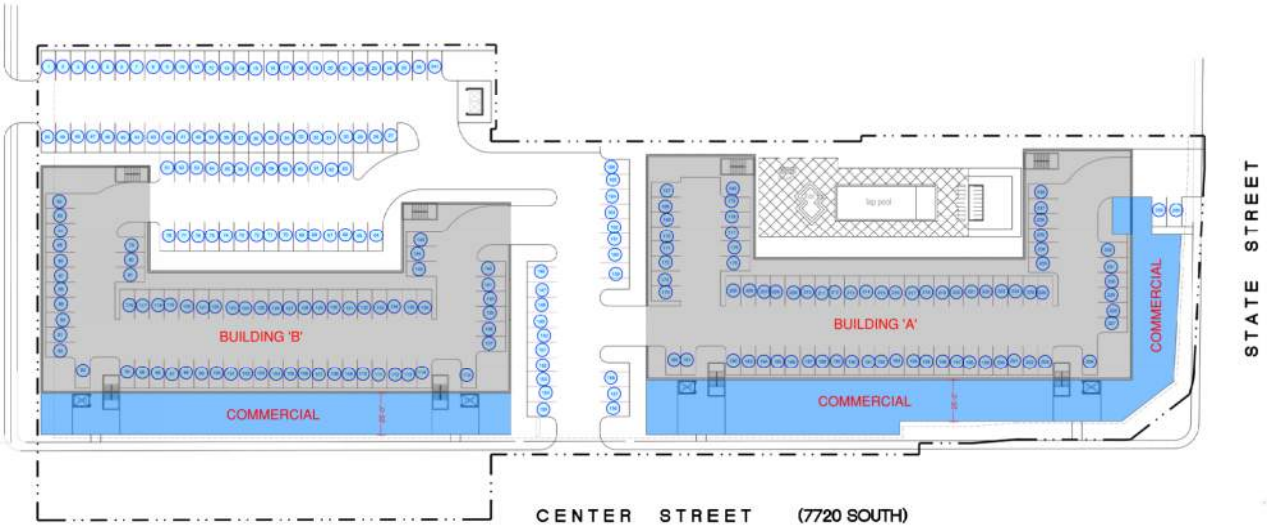

BUILDING 'B'
BUILDING 'A'
COMMERCIAL
COMMERCIAL
COMMERCIAL
lap pool
25'-0"
25'-0"
CENTER STREET (7720 SOUTH)
STATE STREET

EXHIBIT C: Traffic Study

HALES ENGINEERING
innovative transportation solutions

JDH Mixed Use

Traffic Impact Study



Midvale, Utah

March 25, 2026

UT26-3209

LICENSED PROFESSIONAL ENGINEER
NO. 12890754
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03/25/2026
STATE OF UTAH

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EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed JDH Mixed Use development located in Midvale, Utah. The development is located on the northwest corner of the Center Street / State Street intersection.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2026) and future (2031) conditions with and without the proposed project and to recommend mitigation measures as needed. The morning and evening peak hour level of service (LOS) results are shown in Table ES-1. A site plan of the project is provided in Appendix A.

Table ES-1: Peak Hour Level of Service Results

	Intersection	Level of Service							
		Existing (2026)				Future (2031)			
		Background		Plus Project		Background		Plus Project	
		AM	PM	AM	PM	AM	PM	AM	PM
1	Maple Street / Center Street	a	a	a	a	a	a	a	a
2	South Project Access / Center Street	a	a	b	c	b	c	b	c
3	Center Street / State Street	B	C	C	C	C	C	C	C
4	West Access / Maple Street	-	-	a	a	-	-	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, March 2026

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

Project Conditions		
• The development will consist of multifamily units and commercial space • The project is anticipated to generate approximately 895 weekday daily trips, including 63 trips in the morning peak hour, and 95 trips in the evening peak hour		
2026	**Background**	**Plus Project**
Findings	• Acceptable LOS • 500 feet of SB queuing at the Center Street / State Street Intersection	• Acceptable LOS • 600 feet of SB queueing at the Center Street / State Street intersection
Mitigations	• **Center Street / State Street:** The following mitigations may be considered: ○ Add a SB RT pocket with overlap phasing, or ○ Provide a dedicated EB thru lane (replacing the inside RT lane) to replace split phasing. This would require widening on the east approach to align the EB thru movement.	• None additional

2031	Background	Plus Project
Findings	• Acceptable LOS • 600 feet of SB queueing at the Center Street / State Street intersection	• Acceptable LOS • 650 feet of SB queueing at the Center Street / State Street intersection
Mitigations	• None additional	• None additional

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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed JDH Mixed Use development located in Midvale, Utah. The proposed project is located on the northwest corner of the Center Street / State Street intersection. Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2026) and future (2031) conditions with and without the proposed project and to recommend mitigation measures as needed.



Figure 1: Vicinity map showing the project location in Midvale, Utah

B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Maple Street / Center Street
- Post Office West Access / Center Street
- Center Street / State Street

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

The *Highway Capacity Manual* (HCM), 7th Edition, 2022 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95th percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

Many of the figures in this report are printouts of the Synchro model. These figures are not meant to be a design exhibit for exact lane striping and design, due to the limitations of the Synchro software. Instead, the purpose of these figures is to show assumed peak hour turning movement volumes and the conceptual travel lane configuration of the study roadway network.

D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.

Table 1: Level of Service Description

LOS		Description of Traffic Conditions	Average Delay (seconds/vehicle)	
			Signalized Intersections	Unsignalized Intersections
A		Free Flow / Insignificant Delay	≤ 10	≤ 10
B		Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C		Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D		Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E		Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F		Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

II. EXISTING (2026) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

State Street (SR-89) – is a state-maintained roadway (classified by UDOT access management standards as a "Regional – Priority-urban Importance" facility, or access category 5 roadway). The roadway has three travel lanes in each direction. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-half mile (2,640 feet), minimum unsignalized street spacing of 660 feet, and minimum driveway spacing of 350 feet. The posted speed limit is 40 mph in the study area.

Center Street – is a city-maintained roadway which is classified by the Midvale Transportation Master Plan (December 2024) as a minor arterial. The roadway has two travel lanes in each direction separated by a two-way left-turn lane (TWLTL) west of the Center Street / State Street intersection. East of the intersection is classified as a local road with one travel lane in each direction. The posted speed limit is 35 mph west of the Center Street / State Street intersection, and 25 mph east of the intersection.

C. Crash Data Summary

Hales Engineering obtained crash data within 250 feet of the study intersections. Five years of crash data were collected between January 1, 2021, and December 31, 2025, and the data is summarized by crash severity in Table 2 and by crash type in Table 3. As shown, there were a total of 73 crashes within the study area. The detailed crash data reports are provided in Appendix E. Due to the use of crash data, this report may be protected by 23 USC 407.

There was 1 suspected serious injury crash reported in the study area. This crash occurred on October 25, 2023, at the Center Street / State Street intersection. The driver who caused the accident was leaving the scene of a domestic violence investigation. They entered the intersection heading westbound, running a red light. They hit a southbound car on the rear driver side, pushing it into northbound lanes. Upon entering oncoming lanes, the victim struck another vehicle, causing the second victim's vehicle to flip. A juvenile passenger in the overturned vehicle was taken to hospital to treat fractures in their hand. Ultimately, the cause was failure to yield to traffic control devices at the intersection.

Table 2: Crash Severity by Intersection

Intersection	Crash Severity					Total Crashes at Intersection
	Fatal	Suspected Serious Injury	Suspected Minor Injury	Possible Injury	Property Damage Only	
Maple Street / Center Street	0	0	2	1	1	**4**
Post Office West / Center Street	0	0	0	1	5	**6**
Center Street / State Street	0	1	12	9	41	**63**
TOTAL	**0**	**1**	**14**	**11**	**47**	**73**

Source: UDOT Numetric AASHTOWare, March 2026

Table 3: Crash Type by Intersection

Intersection	Crash Type					Total Crashes at Intersection
	Front to Rear	Single Vehicle	Angle	Sideswipe	Other	
Maple Street / Center Street	2	1	0	1	0	**4**
Post Office West / Center Street	2	0	1	3	0	**6**
Center Street / State Street	22	6	21	12	2	**63**
TOTAL	**26**	**7**	**22**	**16**	**2**	**73**

Source: UDOT Numetric AASHTOWare, March 2026

D. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Maple Street / Center Street
- Post Office West / Center Street
- Center Street / State Street

The counts were performed on Thursday, February 26, 2026. The morning peak hour was determined to be between 7:45 and 8:45 a.m., and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The evening peak hour volumes were approximately 33% higher than the morning peak hour volumes. Both the morning and evening peak hour volumes were used in the analysis. Detailed count data are included in Appendix B.

Hales Engineering made seasonal adjustments to the observed traffic volumes. Monthly traffic volume data were obtained from a nearby UDOT automatic traffic recorder (ATR) on SR-89 (State Street), ATR #325). In recent years, traffic volumes in February have been equal to approximately 99% of average traffic volumes. The observed traffic volumes were adjusted accordingly to determine average turning movement counts at the study intersections.

There is a UTA TRAX crossing just west of the Maple Street / Center Street intersection. Crossings were observed every 15 minutes in each direction, therefore crossings every 6-7 minutes were assumed for the purposes of this report.

Figure 2 shows the existing morning and evening peak hour volumes as well as intersection geometry at the study intersections.

E. Level of Service Analysis

Hales Engineering determined that all study intersections are currently operating at acceptable levels of service during the morning and evening peak hours, as shown in Table 4. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2026) conditions.

Table 4: Existing (2026) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Maple Street / Center Street	SB Stop	a (5.6) / SBR	a (6.7) / SBR
Post Office West / Center Street	NB/SB Stop	a (8.2) / NBL	a (9.7) / NBL
Center Street / State Street	Signal	B (20.0)	C (23.4)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, March 2026

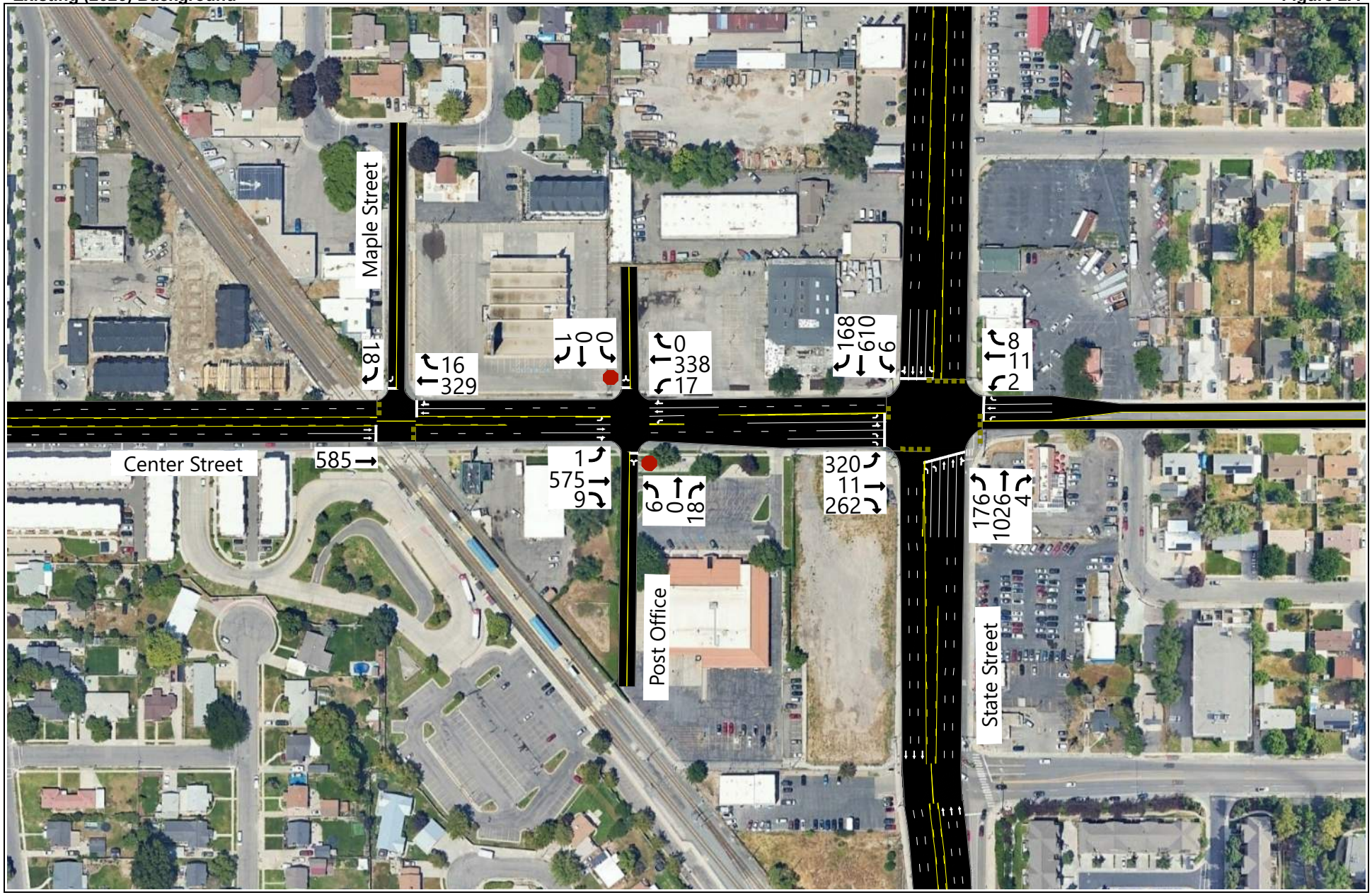
F. Queuing Analysis

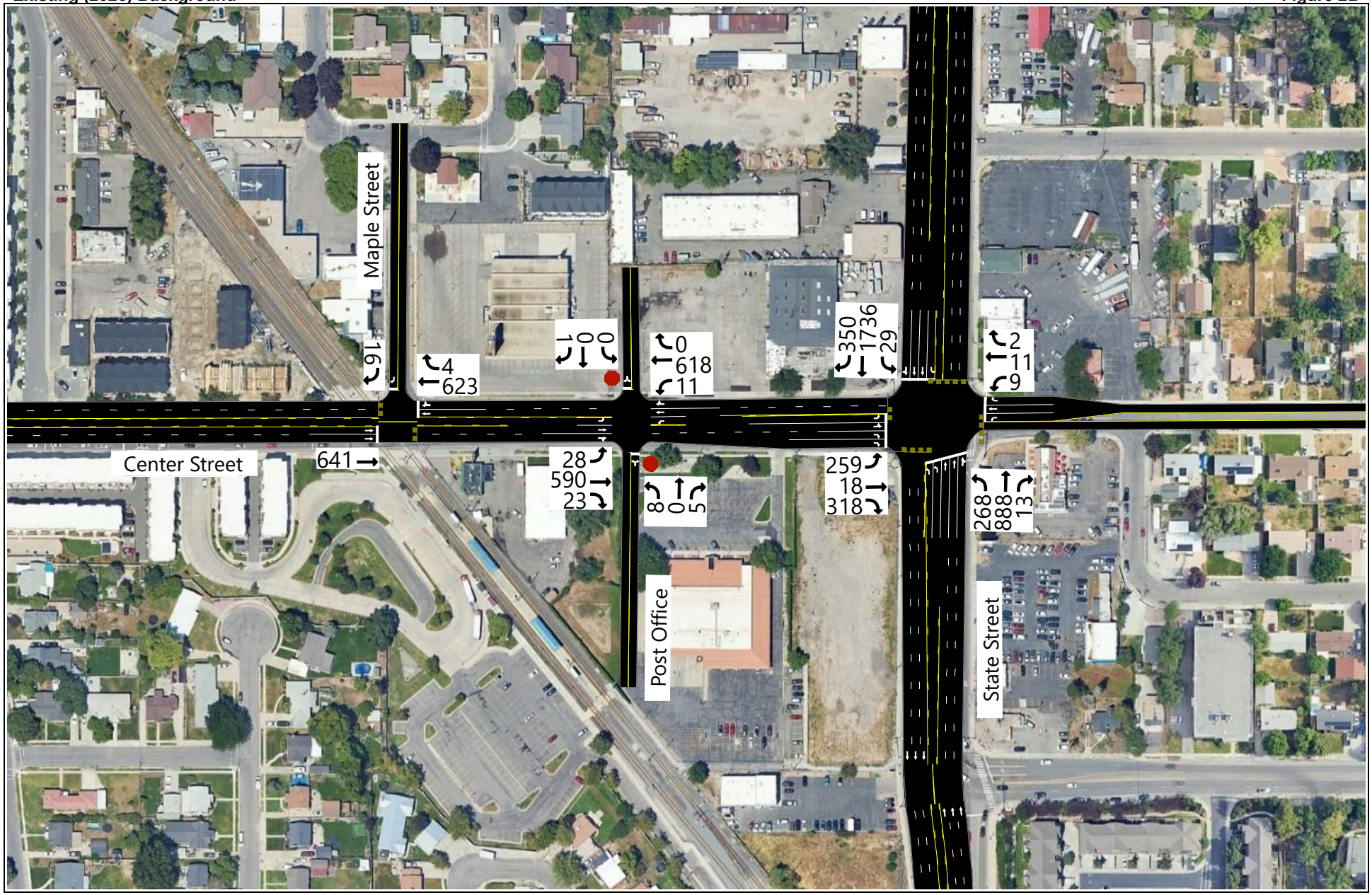
Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. During the evening peak hour, queues of up to 500 feet were observed in the southbound direction at the Center Street / State Street intersection.

G. Mitigation Measures

Changes may be considered to the Center Street / State Street intersection to reduce southbound queuing. One option may be to install a southbound right-turn lane with overlap phase. Another option would be to convert the eastbound through/left-turn lane to a true left-turn lane and convert the inside eastbound right-turn lane to a through lane. This would allow the signal to no longer need split phasing but would also require additional widening on the east side of the intersection to align the eastbound through movement.

Because the signal currently operates at an acceptable level of service and these mitigations would be fairly significant and subject to UDOT's discretion, they were not assumed in the future background or plus project scenarios as a worst-case scenario.


Maple Street
Center Street
Post Office
State Street
18
16
329
1
0
0
0
338
17
168
610
6
8
11
2
585
1
575
9
6
0
18
320
11
262
176
1026
4


Maple Street
Center Street
Post Office
State Street
16
4
623
1
0
0
0
618
11
350
1736
29
2
11
9
641
28
590
23
8
0
5
259
18
318
268
888
13

III. PROJECT CONDITIONS

A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

B. Project Description

The proposed JDH Mixed Use development is located on the northwest corner of the Center Street / State Street intersection. The development will consist of multifamily housing with commercial space below. There will be approximately 18,000 square feet of commercial space, however approximately 10,000 square feet of that space will be used for residential amenities. The remaining space will be leased. A concept plan for the proposed development is provided in Appendix A. The proposed land use for the development has been identified in Table 5.

Table 5: Project Land Uses

Land Use	Intensity
Multifamily Housing (Low-Rise), Close to Rail Transit	144 Units
Strip Retail Plaza	8 KSF

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 12th Edition, 2025. Trip reductions for pass-by trips and internal capture were estimated and applied to the project.

Pass-by trips are trips already on the road that visit the site before continuing the original route. Hales Engineering referenced average ITE pass-by rates and assumed lower percentages to be conservative in the analysis, as shown in Table 6.

Internal capture trips are trips that stay within the development due to a mix of land uses instead of entering or exiting the site externally. Hales Engineering estimated internal capture based on ITE's Internal Trip Capture Estimation Tool and assumed lower percentages to be conservative in the analysis, as shown in Table 6. Printouts of the internal capture results from the tool are provided in Appendix F.

Table 6: Trip Reductions

Time Period	Land Use	Pass-by		Internal Capture	
		ITE	Assumed	ITE	Assumed
Daily	Multifamily Housing (Low-Rise)	-	-	-	5%
	Strip Retail Plaza	40%	40%		
Morning	Multifamily Housing (Low-Rise)	-	-	0%	0%
	Strip Retail Plaza	40%	40%		
Evening	Multifamily Housing (Low-Rise)	-	-	19%	10%
	Strip Retail Plaza	40%	40%		

Trip generation for the proposed project is included in Table 7. The total trip generation for the development is as follows:

- Daily Trips: 895
- Morning Peak Hour Trips: 63
- Evening Peak Hour Trips: 95

Table 7: Trip Generation

Trip Generation Midvale - JDH MXD TIS													
	Land Use[1]	# of Units	Unit Type	Trip Generation					Reductions		New Trips		
				Total	% In	% Out	In	Out	Internal Capture	Pass-by	In	Out	Total
Weekday Daily													
	Multifamily Housing (Low-Rise), Close to Rail Transit	144	DU	680	50%	50%	340	340	5%	0%	323	323	646
	Strip Retail Plaza, <40k (822)	8	KSF	436	50%	50%	218	218	5%	40%	125	124	249
	TOTAL			**1,116**			**558**	**558**			**448**	**447**	**895**
AM Peak Hour													
	Multifamily Housing (Low-Rise), Close to Rail Transit	144	DU	44	22%	71%	10	34	0%	0%	10	34	44
	Strip Retail Plaza, <40k (822)	8	KSF	32	55%	45%	18	14	0%	40%	11	8	19
	TOTAL			**76**			**28**	**48**			**21**	**42**	**63**
PM Peak Hour													
	Multifamily Housing (Low-Rise), Close to Rail Transit	144	DU	66	59%	41%	39	27	10%	0%	35	24	59
	Strip Retail Plaza, <40k (822)	8	KSF	66	50%	50%	33	33	10%	40%	18	18	36
	TOTAL			**132**			**72**	**60**			**53**	**42**	**95**

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 12th Edition, 2025.

SOURCE: Hales Engineering, March 2026

D. Trip Distribution and Assignment

Trip distribution percentages for new trips were based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection were also used to establish these distribution percentages, especially near the site. The assumed distribution of new trips during the morning and evening peak hour is shown in Table 8.

Trip distribution percentages for pass-by trips were calculated based on the existing directional traffic on the major roads near the project, as summarized in Table 9.

Table 8: New Trip Distribution

Direction	% To/From Project
North	45%
South	25%
East	5%
West	25%

Table 9: Pass-by Trip Distribution

Direction	%	
	AM	PM
Eastbound	60%	50%
Westbound	40%	50%

These trip distribution assumptions were used to assign the morning and evening peak hour trip generation at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

E. Access

The proposed access for the site will be gained at the following locations:

State Street:

- The project east access will be located approximately 140 feet north of the Center Street / State Street intersection. It will access the project on the west side of State Street. It is anticipated that the access will be stop-controlled, right-in right-out only. This access does not meet UDOT's access spacing requirements and may require a variance request.

Center Street:

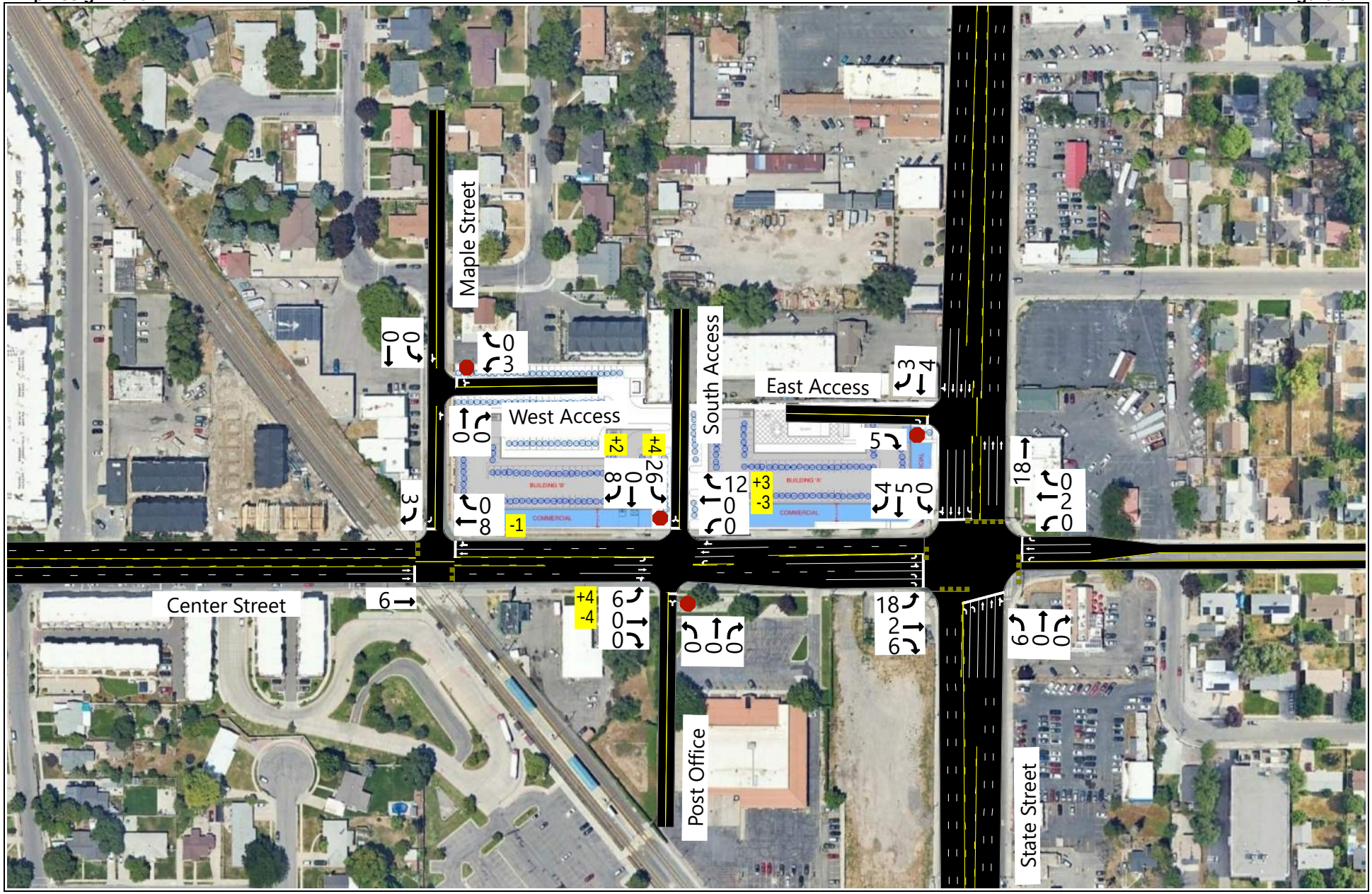
- The project south access will be located approximately 350 feet west of the Center Street / State Street intersection. It will access the project on the north side of Center Street. It is anticipated that the access will be stop-controlled. The proposed access location is at a negative offset with the Post Office West Access. It is recommended that the accesses be aligned, if possible, to avoid inbound left-turn conflicts.

Maple Street:

- The project west access will be located approximately 215 feet north of the Maple Street / Center Street intersection. It will access the project on the east side of Maple Street. It is anticipated that the access will be stop-controlled.

Midvale - JDH MXD TIS
Trip Assignment

Morning Peak Hour
Figure 3A

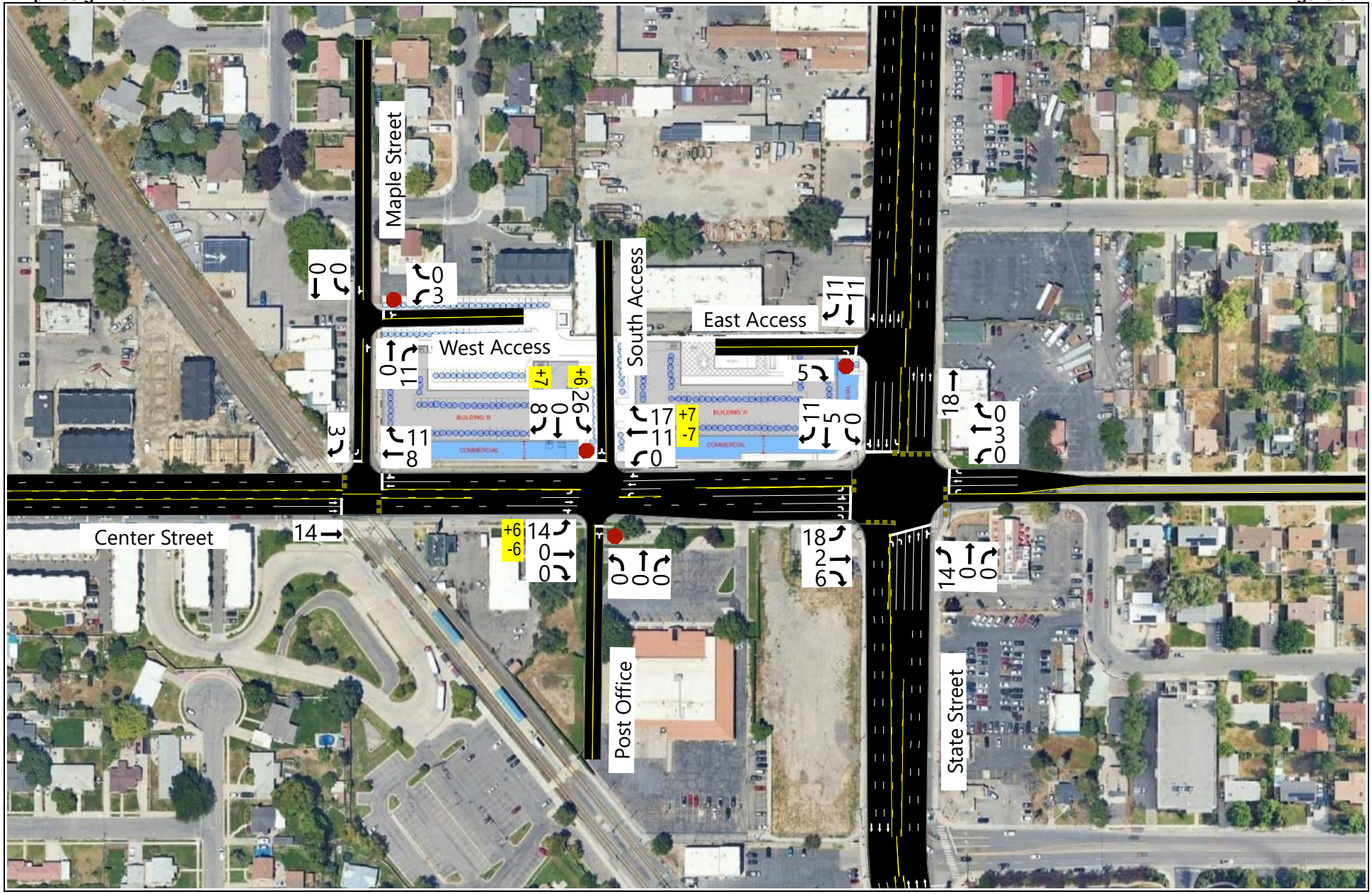


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1220 North 500 West Ste 202, Lehi, UT, 84043

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Midvale - JDH MXD TIS
Trip Assignment

Evening Peak Hour
Figure 3B



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03/23/2026

F. Auxiliary Lanes

Auxiliary lanes are deceleration (ingress) or acceleration (egress) turn lanes that provide for safe turning movements that have less impact on through traffic. These lanes are sometimes needed at accesses or roadway intersections if right- or left-turn volumes are high enough.

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area.

UDOT Administrative Rule R930-6 outlines minimum peak hour turn volumes to warrant auxiliary lanes on UDOT roadways. The following are the minimum requirements for these lanes on SR-89:

- Left-turn Deceleration (Ingress): 10 left-turn vehicles per hour
- Left-turn Acceleration (Egress): Is there a safety benefit?
- Right-turn Deceleration (Ingress): 25 right-turn vehicles per hour
- Right-turn Acceleration (Egress): 50 right-turn vehicles per hour

Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended.

IV. EXISTING (2026) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2026) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2026) background traffic volumes to predict turning movement volumes for existing (2026) plus project conditions. Existing (2026) plus project morning and evening peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours with project traffic added, as shown in Table 10.

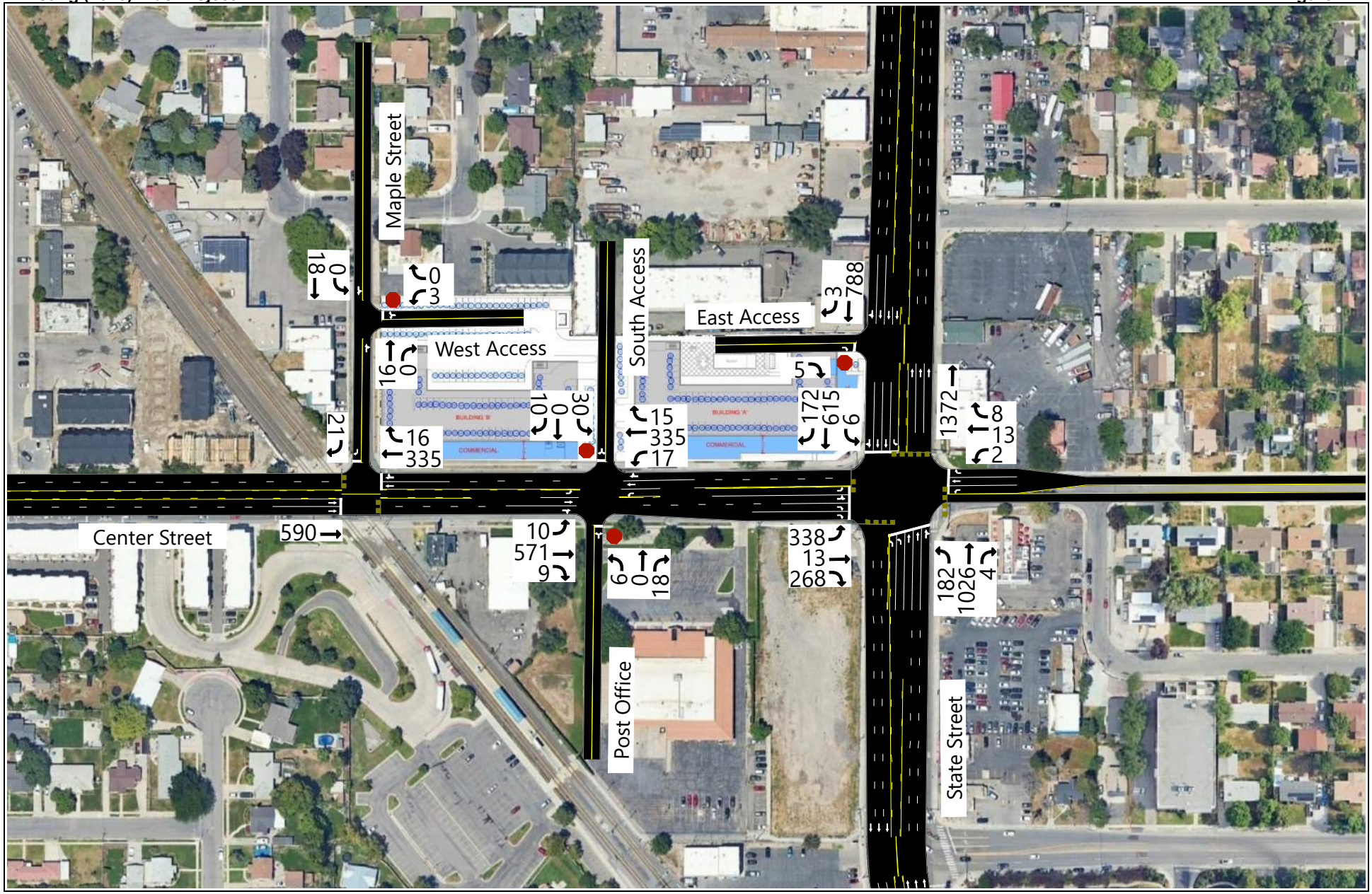
D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Center Street / State Street:
  - Southbound: 600 feet (PM)

E. Mitigation Measures

No additional mitigation measures are recommended.


Maple Street
South Access
East Access
West Access
Center Street
Post Office
State Street
18 0
0 3
16 0
0 10 30
16 335
21
3 788
5
15 335 17
172 615 6
1372
8 13 2
590
10 571 9
9 0 18
338 13 268
182 1026 4

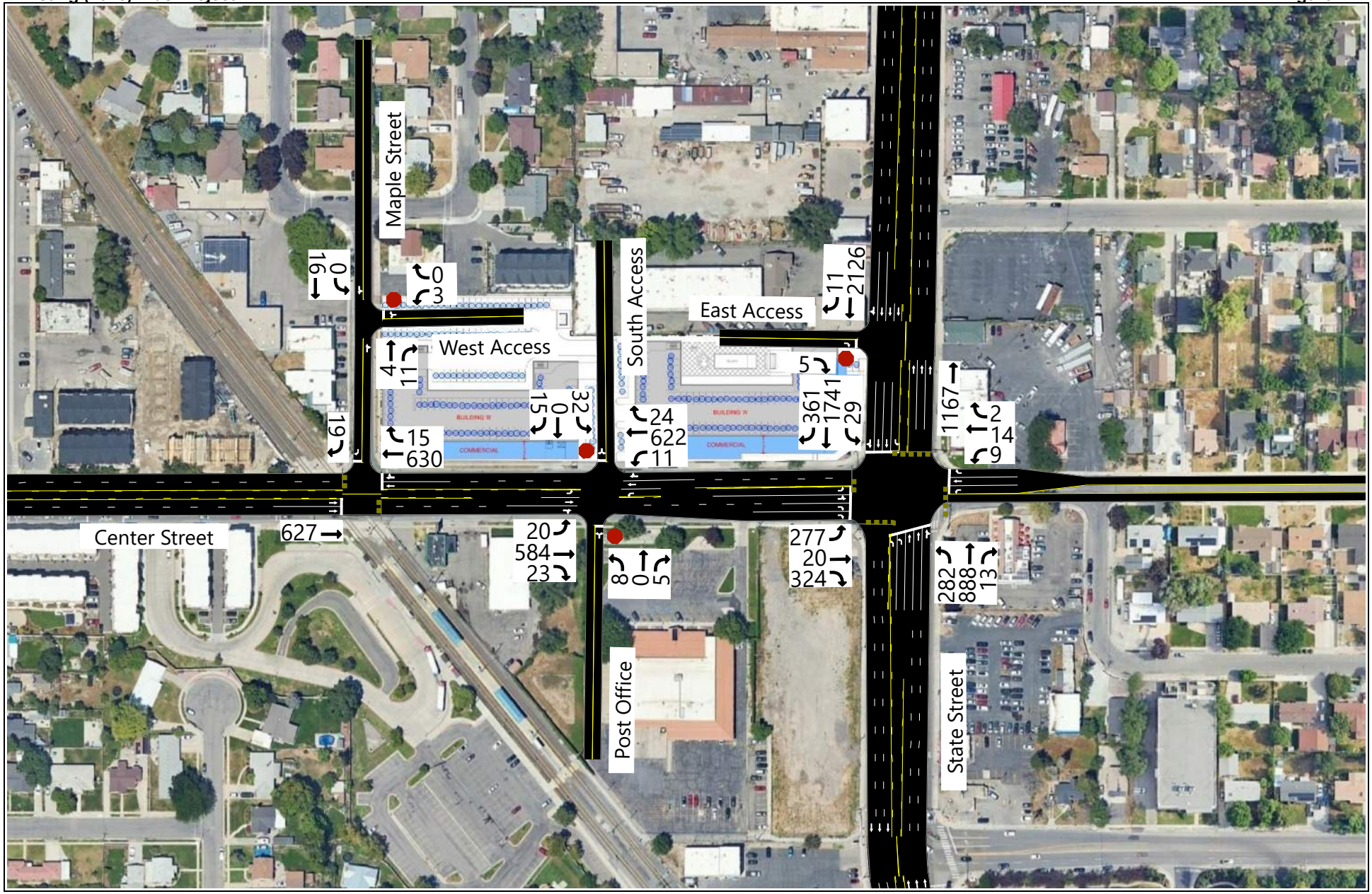

Maple Street
West Access
South Access
East Access
Center Street
Post Office
State Street
16
0
19
0
3
4
11
15
630
15
0
32
24
622
11
5
361
1741
29
11
2126
1167
2
14
9
627
20
584
23
8
0
5
277
20
324
282
888
13

Table 10: Existing (2026) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	**Control**	**Morning Peak**	**Evening Peak**
Maple Street / Center Street	SB Stop	a (5.7) / SBR	a (7.3) / SBR
South Project Access / Center Street	NB/SB Stop	b (10.2) / SBL	b (15.0) / SBL
Center Street / State Street	Signal	C (20.7)	C (24.7)
West Access / Maple Street	WB Stop	a (4.3) / WBL	a (5.1) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, March 2026

V. FUTURE (2031) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2031) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Wasatch Front Regional Council (WFRC) / Mountainland Association of Governments (MAG) Regional Transportation Plan, there are no projects planned before 2031 in the study area. Therefore, no changes were made to the roadway network for the future (2031) analysis.

C. Traffic Volumes

Hales Engineering obtained future (2031) forecasted volumes from the WFRC / Mountainland Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 and 765 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2031) morning and evening peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

Hales Engineering determined that all study intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2031) background conditions, as shown in Table 11. These results serve as a baseline condition for the impact analysis of the proposed development for future (2031) conditions.

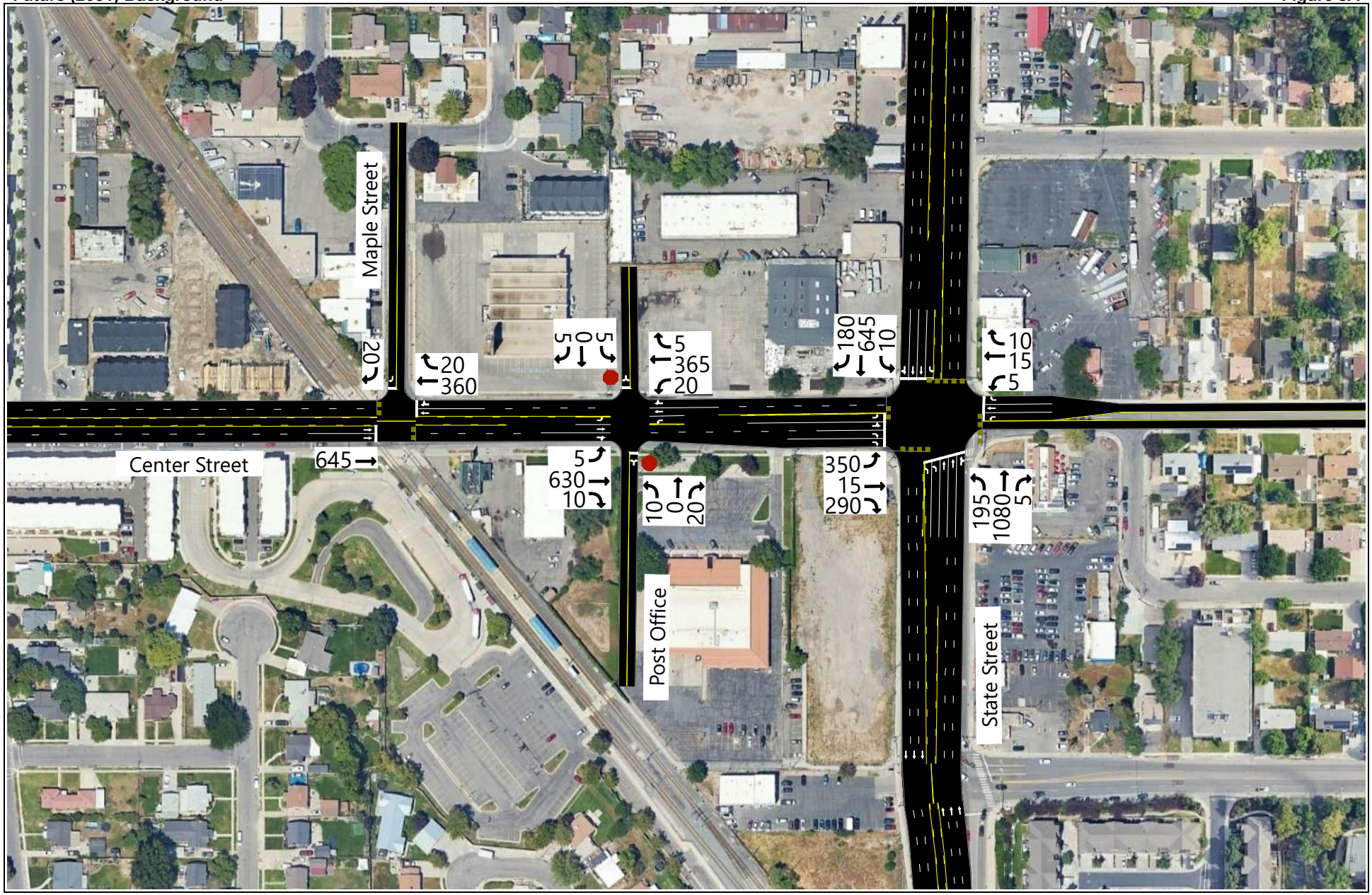
E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Center Street / State Street:
  - Southbound: 600 feet (PM)

F. Mitigation Measures

No additional mitigation measures are recommended.


Maple Street
Center Street
Post Office
State Street
20
20
360
5
0
5
5
365
20
180
645
10
10
15
5
645
5
630
10
10
0
20
350
15
290
195
1080
5

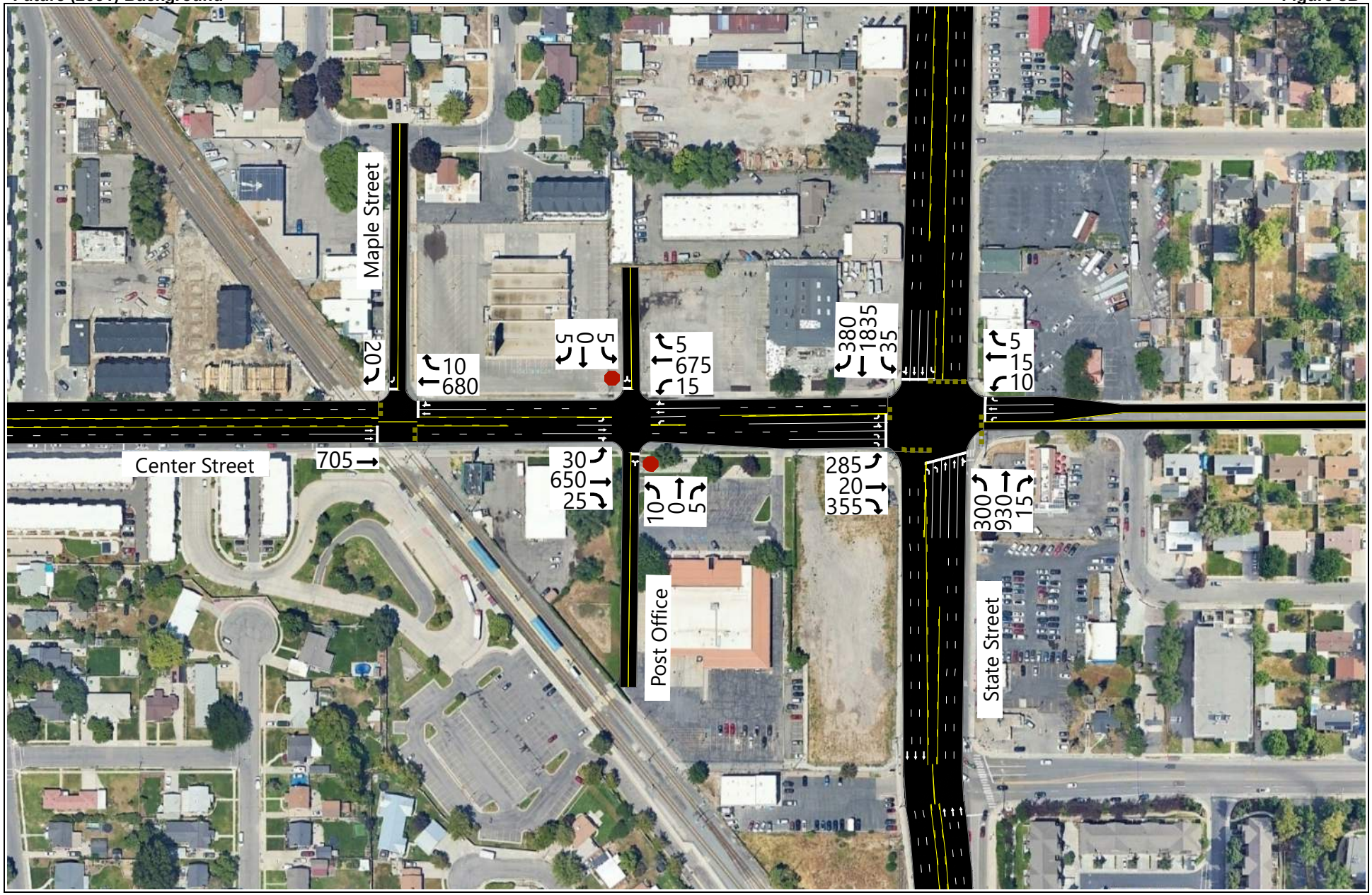

Maple Street
Center Street
Post Office
State Street
20
10
680
5
0
5
5
675
15
380
1835
35
5
15
10
705
30
650
25
10
0
5
285
20
355
300
930
15

Table 11: Future (2031) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	**Control**	**Morning Peak**	**Evening Peak**
Maple Street / Center Street	SB Stop	a (5.7) / SBR	a (6.6) / SBR
Post Office West / Center Street	NB/SB Stop	b (11.6) / NBL	c (18.1) / SBL
Center Street / State Street	Signal	C (21.3)	C (26.6)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, March 2026

VI. FUTURE (2031) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2031) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2031) background traffic volumes to predict turning movement volumes for future (2031) plus project conditions. Future (2031) plus project morning and evening peak hour turning movement volumes are shown in Figure 6.

C. Level of Service Analysis

Hales Engineering determined that all intersections are anticipated to operate at acceptable levels of service during the morning and evening peak hours in future (2031) plus project conditions, as shown in Table 12.

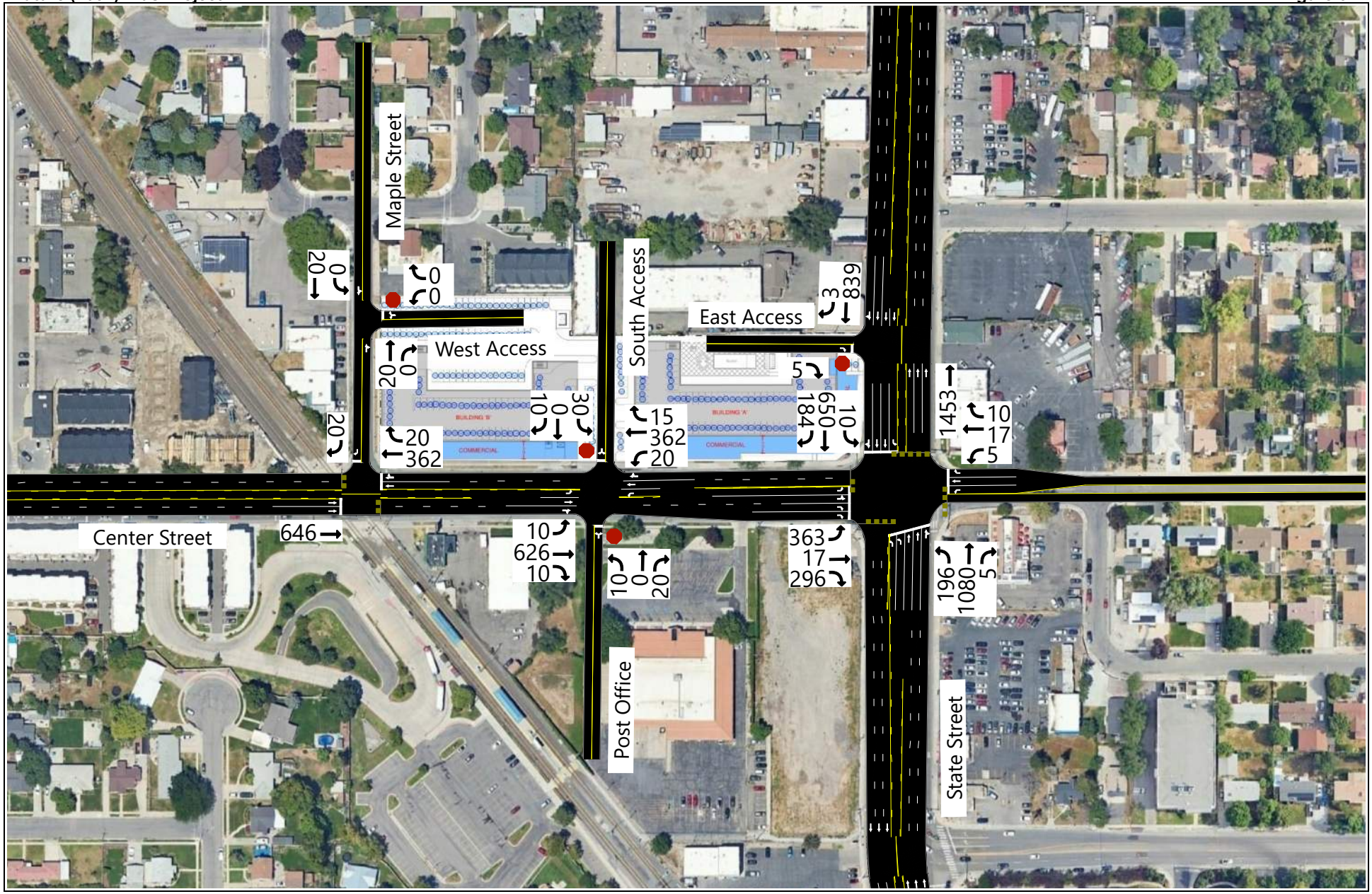
D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths during the morning and evening peak hour are summarized as follows:

- Center Street / State Street:
  - Southbound: 650 feet (PM)

E. Mitigation Measures

No additional mitigation measures are recommended.


Maple Street
South Access
East Access
West Access
Center Street
Post Office
State Street
20
0
0
0
20
362
30
0
10
15
362
20
3
839
5
950
184
10
1453
10
17
5
646
10
626
10
10
0
20
363
17
296
196
1080
5

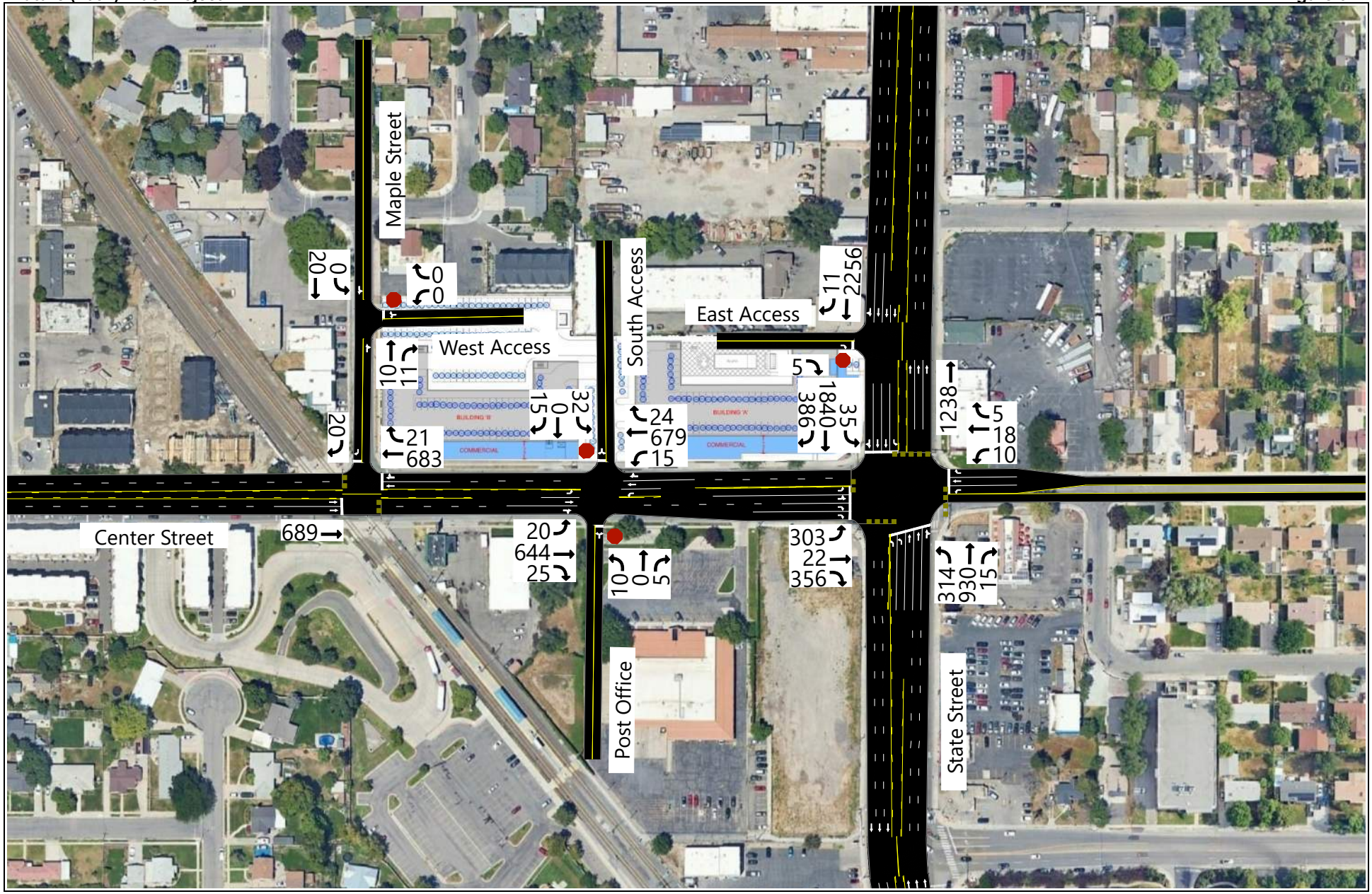

Maple Street
South Access
East Access
West Access
Center Street
Post Office
State Street
20
0
0
0
11
2256
10
11
21
683
15
0
32
5
24
679
15
1840
388
35
1238
5
18
10
689
20
644
25
10
0
5
303
22
356
314
930
15

Table 12: Future (2031) Plus Project Peak Hour LOS

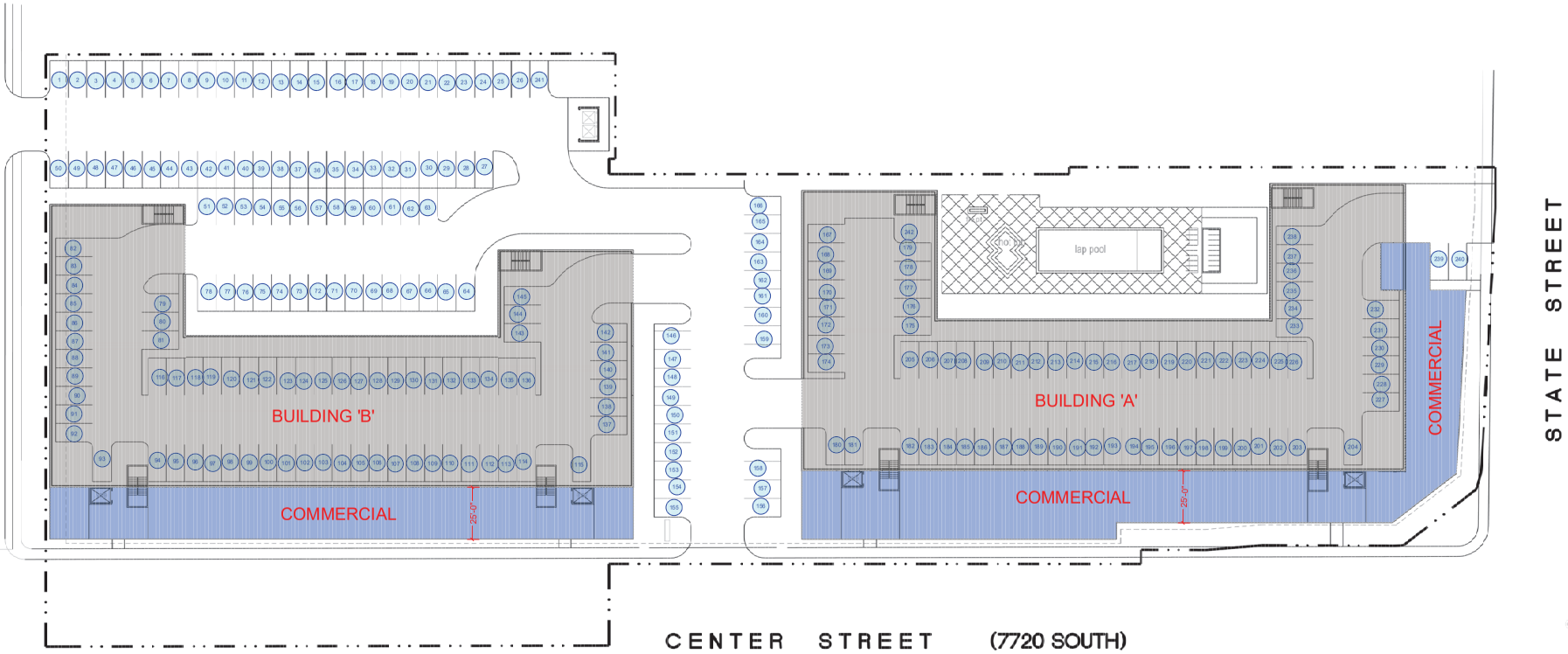
Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Maple Street / Center Street	SB Stop	a (6.0) / SBR	a (7.8) / SBR
South Project Access / Center Street	NB/SB Stop	b (12.0) / SBL	c (16.3) / SBL
Center Street / State Street	Signal	C (21.7)	C (28.0)
West Access / Maple Street	WB Stop	a (0.1) / NBT	a (0.2) / NBT

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, March 2026

APPENDIX A

Site Plan


BUILDING 'B'
BUILDING 'A'
COMMERCIAL
COMMERCIAL
COMMERCIAL
lap pool
25'-0"
25'-0"
CENTER STREET (7720 SOUTH)
STATE STREET

APPENDIX B

Turning Movement Counts

TRAFFIC COUNT SOLUTIONS

Count City: Midvale
Count Location: Maple / Center Street
Count Date: Thursday, February 26, 2026

All Vehicles

All		SBP	SBR	SBT	SBL	SBU		
		0	34	0	0	0		
EBU	0						14	WBP
EBL	0						34	WBR
EBT	1,100		Vehicles	3,034			1,866	WBT
EBR	0		% Trucks	N/A			0	WBL
EBP	12						0	WBU
		0	0	0	0	0		
		NBU	NBL	NBT	NBR	NBP		

Highest Peak Hour		SBP	SBR	SBT	SBL	SBU		
		0	11	0	0	0		
EBU	0						1	WBP
EBL	0		7:30 AM - 8:30 AM				16	WBR
EBT	615		Vehicles	1,000			358	WBT
EBR	0		PHF	0.88			0	WBL
EBP	0		% Trucks	N/A			0	WBU
		0	0	0	0	0		
		NBU	NBL	NBT	NBR	NBP		

AM Peak Hour		SBP	SBR	SBT	SBL	SBU		
		0	11	0	0	0		
EBU	0						1	WBP
EBL	0		7:30 AM - 8:30 AM				16	WBR
EBT	615		Vehicles	1,000			358	WBT
EBR	0		PHF	0.88			0	WBL
EBP	0		% Trucks	N/A			0	WBU
		0	0	0	0	0		
		NBU	NBL	NBT	NBR	NBP		

PM Peak Hour		SBP	SBR	SBT	SBL	SBU		
		0	11	0	0	0		
EBU	0						5	WBP
EBL	0		5:00 PM - 6:00 PM				4	WBR
EBT	0		Vehicles	665			650	WBT
EBR	0		PHF	0.86			0	WBL
EBP	0		% Trucks	N/A			0	WBU
		0	0	0	0	0		
		NBU	NBL	NBT	NBR	NBP		

Time	Northbound					Southbound					Eastbound					Westbound					Vehicle Total			Time
	U-T	LT	TH	RT	Ped	U-T	LT	TH	RT	Ped	U-T	LT	TH	RT	Ped	U-T	LT	TH	RT	Ped	15-Min	Hour	PHF	
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	12:00 AM
12:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	12:15 AM
12:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	12:30 AM
12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	12:45 AM
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	1:00 AM
1:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	1:15 AM
1:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	1:30 AM
1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	1:45 AM
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	2:00 AM
2:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	2:15 AM
2:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	2:30 AM
2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	2:45 AM
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	3:00 AM
3:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	3:15 AM
3:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	3:30 AM
3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	3:45 AM
4:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	4:00 AM
4:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	4:15 AM
4:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	4:30 AM
4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	4:45 AM
5:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	5:00 AM
5:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	5:15 AM
5:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	5:30 AM
5:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	5:45 AM
6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	6:00 AM
6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	130	0.25	6:15 AM
6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	349	0.40	6:30 AM
6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	634	0.56	6:45 AM
7:00 AM	0	0	0	0	0	0	0	0	2	0	0	0	79	0	1	0	0	49	0	0	130	904	0.79	7:00 AM
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	126	0	0	0	0	91	2	1	219	983	0.86	7:15 AM
7:30 AM	0	0	0	0	0	0	0	0	1	0	0	0	164	0	0	0	0	117	3	1	285	1000	0.88	7:30 AM
7:45 AM	0	0	0	0	0	0	0	0	4	0	0	0	170	0	0	0	0	92	4	0	270	946	0.88	7:45 AM
8:00 AM	0	0	0	0	0	0	0	0	5	0	0	0	116	0	0	0	0	82	6	0	209	912	0.97	8:00 AM
8:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	165	0	0	0	0	67	3	0	236	703	0.74	8:15 AM
8:30 AM	0	0	0	0	0	0	0	0	3	0	0	0	129	0	0	0	0	97	2	1	231	467	0.49	8:30 AM
8:45 AM	0	0	0	0	0	0	0	0	2	0	0	0	151	0	0	0	0	82	1	1	236	236	0.25	8:45 AM
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	9:00 AM
9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	9:15 AM
9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	9:30 AM
9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	9:45 AM
10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	10:00 AM
10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	10:15 AM
10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	10:30 AM
10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	10:45 AM
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	11:00 AM
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	11:15 AM
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	11:30 AM

11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	11:45 AM
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	12:00 PM
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	12:15 PM
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	12:30 PM
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	12:45 PM
1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	1:00 PM
1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	1:15 PM
1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	1:30 PM
1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	1:45 PM
2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	2:00 PM
2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	2:15 PM
2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	2:30 PM
2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	2:45 PM
3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	3:00 PM
3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	139	0.25	3:15 PM
3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	261	0.47	3:30 PM
3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	414	0.68	3:45 PM
4:00 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	8	0	0	135	3	2	139	553	0.90	4:00 PM
4:15 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	120	1	1	122	584	0.86	4:15 PM
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	152	1	1	153	656	0.85	4:30 PM
4:45 PM	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	132	4	1	139	657	0.85	4:45 PM
5:00 PM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	168	0	2	170	665	0.86	5:00 PM
5:15 PM	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	186	2	3	194	495	0.64	5:15 PM
5:30 PM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	151	1	0	154	301	0.49	5:30 PM
5:45 PM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	145	1	0	147	147	0.25	5:45 PM
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	6:00 PM
6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	6:15 PM
6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	6:30 PM
6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	6:45 PM
7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	7:00 PM
7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	7:15 PM
7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	7:30 PM
7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	7:45 PM
8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	8:00 PM
8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	8:15 PM
8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	8:30 PM
8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	8:45 PM
9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	9:00 PM
9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	9:15 PM
9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	9:30 PM
9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	9:45 PM
10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	10:00 PM
10:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	10:15 PM
10:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	10:30 PM
10:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	10:45 PM
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	11:00 PM
11:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-			11:15 PM
11:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-			11:30 PM
11:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-			11:45 PM
TOTAL	0	0	0	0	0	0	0	0	34	0	0	0	1,100	0	12	0	0	1,866	34	14				

Counter Notes:

Traffic Count Solutions LLC
801.505.9052

Intersection Turning Movement Summary

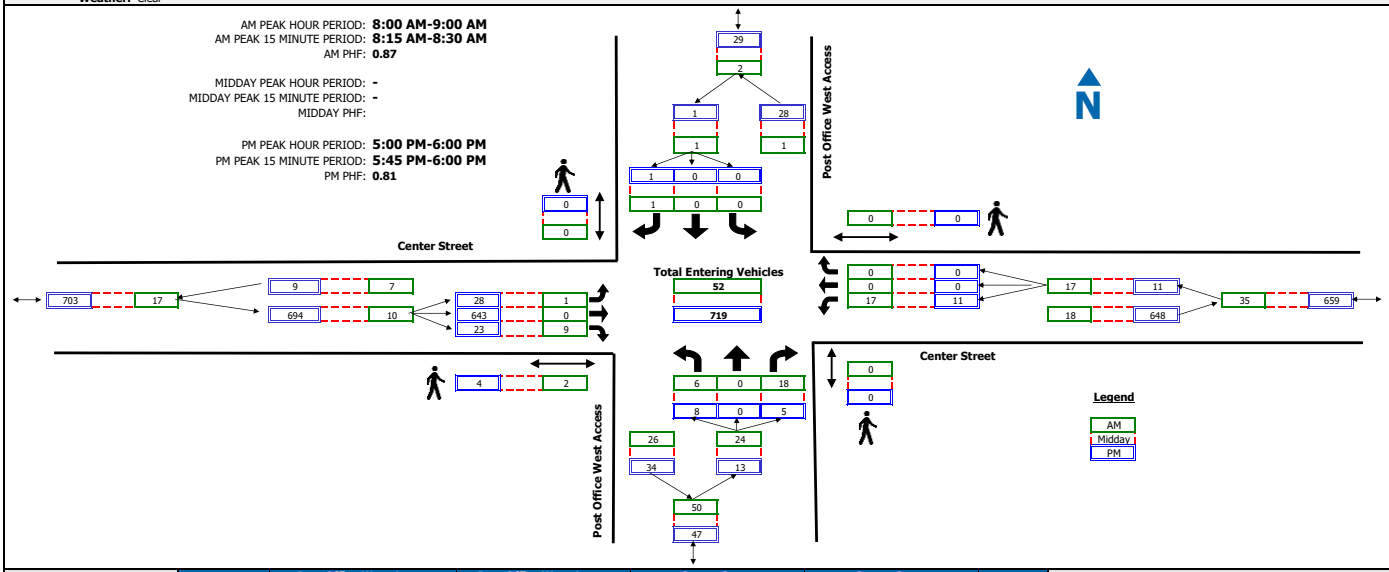
Intersection: Post Office West Access / Center Street
North/South Road: Post Office West Access
East/West Road: Center Street
Jurisdiction: Midvale
Project Title: Midvale JDH MXD TIS & PS
Project No: UT26-3209
Weather: Clear

Date: 2-26-26, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:00 AM-9:00 AM**
AM PEAK 15 MINUTE PERIOD: **8:15 AM-8:30 AM**
AM PHF: **0.87**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **5:00 PM-6:00 PM**
PM PEAK 15 MINUTE PERIOD: **5:45 PM-6:00 PM**
PM PHF: **0.81**



COUNT SUMMARY	Post Office West Access Northbound				Post Office West Access Southbound				Center Street Eastbound				Center Street Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00 - 7:15	0	0	0	0	0	1	0	0	0	0	6	0	3	0	0	0	10
7:15 - 7:30	0	0	2	0	0	0	0	0	0	0	0	0	2	0	0	0	4
7:30 - 7:45	0	0	0	0	0	0	0	0	0	0	1	0	3	0	0	0	4
7:45 - 8:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:00 - 8:15	1	0	4	0	0	0	0	0	0	0	2	1	4	0	0	0	11
8:15 - 8:30	1	0	7	0	0	0	0	0	0	0	3	1	4	0	0	0	15
8:30 - 8:45	2	0	4	0	0	0	0	0	0	0	2	0	4	0	0	0	12
8:45 - 9:00	2	0	3	0	0	0	1	0	1	0	2	0	5	0	0	0	14
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	3	0	0	0	0	0	1	0	18	102	9	5	12	1	1	0	147
16:15 - 16:30	5	0	3	0	0	0	0	0	22	146	10	0	12	0	1	2	199
16:30 - 16:45	1	0	4	0	1	0	1	0	13	153	9	3	11	0	1	0	194
16:45 - 17:00	1	0	5	0	1	0	1	0	6	130	8	0	3	0	1	0	156
17:00 - 17:15	0	0	2	0	0	0	0	0	5	124	7	1	5	0	0	0	143
17:15 - 17:30	4	0	2	0	0	0	1	0	9	164	9	1	3	0	0	0	192
17:30 - 17:45	2	0	1	0	0	0	0	0	8	143	6	1	3	0	0	0	163
17:45 - 18:00	2	0	0	0	0	0	0	0	6	212	1	1	0	0	0	0	221

Traffic Count Solutions LLC
801.505.9052

Intersection Turning Movement Summary

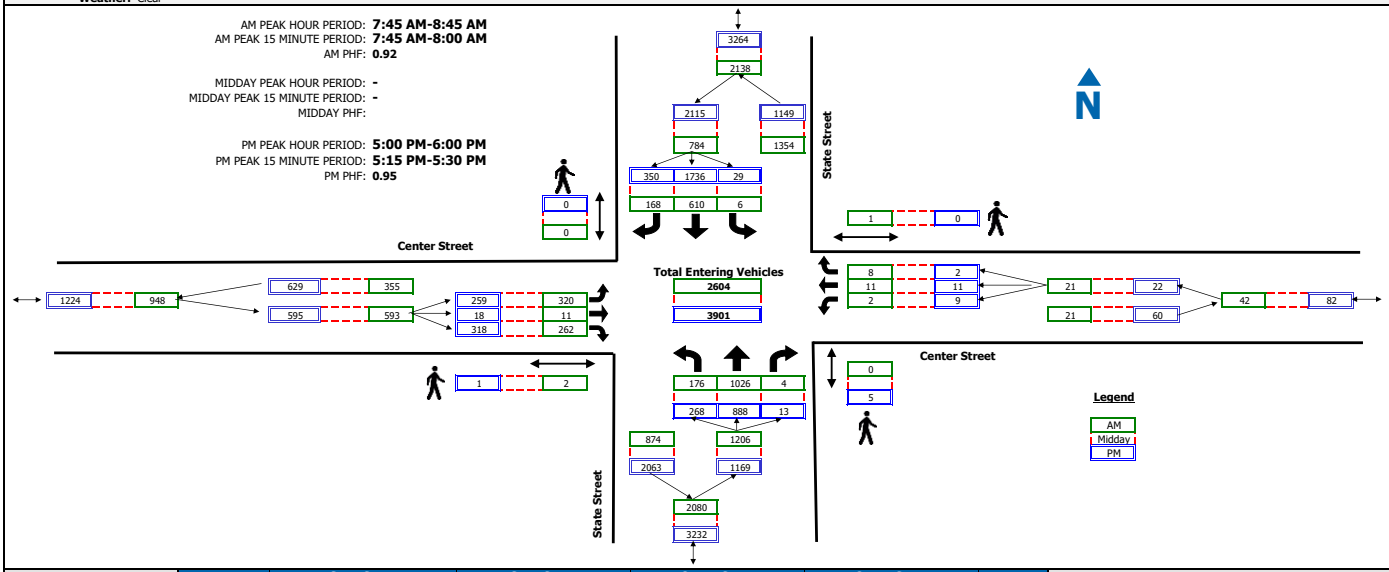
Intersection: State Street / Center Street
North/South Road: State Street
East/West Road: Center Street
Jurisdiction: Midvale
Project Title: Midvale JDH MXD TIS & PS
Project No: UT26-3209
Weather: Clear

Date: 2-26-26, Thu
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **7:45 AM-8:45 AM**
AM PEAK 15 MINUTE PERIOD: **7:45 AM-8:00 AM**
AM PHF: **0.92**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **5:00 PM-6:00 PM**
PM PEAK 15 MINUTE PERIOD: **5:15 PM-5:30 PM**
PM PHF: **0.95**



COUNT SUMMARY	State Street Northbound				State Street Southbound				Center Street Eastbound				Center Street Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
7:00 - 7:15	30	155	0	1	1	76	23	0	40	1	25	1	3	2	2	0	358
7:15 - 7:30	40	200	0	0	1	117	50	0	93	0	36	1	0	1	2	0	540
7:30 - 7:45	78	214	0	1	0	134	57	0	96	0	53	2	2	3	1	1	638
7:45 - 8:00	54	275	0	0	1	140	51	0	95	1	83	0	0	3	1	1	704
8:00 - 8:15	43	226	0	0	3	155	35	0	68	0	40	1	2	1	3	0	576
8:15 - 8:30	33	264	2	0	2	160	43	0	88	8	70	1	0	2	3	0	675
8:30 - 8:45	46	261	2	0	0	155	39	0	69	2	69	0	0	5	1	0	649
8:45 - 9:00	70	262	2	1	3	168	41	0	77	1	61	0	1	1	3	2	690
MIDDAY PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	**A**	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**	**L**	**M**	**N**	**O**	**P**	**TOTAL**
16:00 - 16:15	66	190	2	0	8	350	66	0	56	2	58	0	1	0	0	1	799
16:15 - 16:30	60	208	0	1	8	416	67	0	70	3	63	0	1	5	1	1	902
16:30 - 16:45	78	198	0	0	5	357	70	0	68	11	71	0	1	2	1	0	862
16:45 - 17:00	60	242	2	0	8	378	70	0	93	8	65	0	3	4	0	0	933
17:00 - 17:15	57	225	7	2	4	427	92	0	67	1	69	0	2	5	0	0	956
17:15 - 17:30	75	241	2	1	6	422	117	0	69	3	86	1	3	2	0	0	1026
17:30 - 17:45	54	217	2	0	9	458	75	0	60	10	80	0	2	3	1	0	971
17:45 - 18:00	82	205	2	2	10	429	66	0	63	4	83	0	2	1	1	0	948

APPENDIX C

LOS Results

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: Center Street & Maple Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***R***	***18***	***17***	***96***	***5.6***	***A***
	Subtotal	18	17	94	5.6	*A*
EB	T	585	578	99	4.3	*A*
	Subtotal	585	578	99	4.3	*A*
WB	T	330	324	98	3.6	*A*
	R	16	15	92	2.4	*A*
	Subtotal	346	339	98	3.5	*A*
Total		948	934	98	4.1	*A*

Intersection: Post Office & Center Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***6***	***6***	***96***	***8.2***	***A***
	R	18	19	107	4.7	*A*
	Subtotal	24	25	104	5.5	*A*
SB	R	1	1	100	3.4	*A*
	Subtotal	1	1	100	3.4	*A*
EB	L	1	0	0		
	T	575	568	99	0.8	*A*
	R	9	10	108	0.4	*A*
	Subtotal	585	578	99	0.8	*A*
WB	L	17	14	81	5.4	*A*
	T	339	333	98	1.0	*A*
	Subtotal	356	347	97	1.2	*A*
Total		966	951	98	1.0	*A*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & Center Street
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	176	169	96	70.5	*E*
	T	1,026	1,039	101	7.1	*A*
	R	4	5	125	1.8	*A*
	Subtotal	1,206	1,213	101	15.9	*B*
SB	L	6	6	96	15.2	*B*
	T	610	611	100	13.4	*B*
	R	168	167	99	4.1	*A*
	Subtotal	784	784	100	11.4	*B*
EB	L	320	316	99	63.3	*E*
	T	11	11	98	73.4	*E*
	R	262	259	99	4.8	*A*
	Subtotal	593	586	99	37.6	*D*
WB	L	2	1	50	62.7	*E*
	T	11	11	98	70.1	*E*
	R	8	9	109	6.3	*A*
	Subtotal	21	21	100	42.4	*D*
Total		2,604	2,604	100	20.0	*B*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: Center Street & Maple Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***R***	***16***	***16***	***98***	***6.7***	***A***
	Subtotal	16	16	100	6.7	*A*
EB	T	641	645	101	4.8	*A*
	Subtotal	641	645	101	4.8	*A*
WB	T	623	617	99	4.6	*A*
	R	4	4	100	2.0	*A*
	Subtotal	627	621	99	4.6	*A*
Total		1,284	1,282	100	4.7	*A*

Intersection: Post Office & Center Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***8***	***9***	***112***	***9.7***	***A***
	R	5	5	100	4.8	*A*
	Subtotal	13	14	108	8.0	*A*
SB	R	1	1	100	5.2	*A*
	Subtotal	1	1	100	5.2	*A*
EB	L	28	27	96	5.1	*A*
	T	590	597	101	0.9	*A*
	R	23	23	99	0.5	*A*
	Subtotal	641	647	101	1.1	*A*
WB	L	11	13	116	5.9	*A*
	T	618	612	99	1.0	*A*
	Subtotal	629	625	99	1.1	*A*
Total		1,285	1,287	100	1.1	*A*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & Center Street
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	268	264	99	68.8	*E*
	T	888	888	100	6.1	*A*
	R	13	13	98	1.4	*A*
	Subtotal	1,169	1,165	100	20.3	*C*
SB	L	29	26	90	25.7	*C*
	T	1,736	1,723	99	21.9	*C*
	R	350	350	100	16.7	*B*
	Subtotal	2,115	2,099	99	21.1	*C*
EB	L	259	255	99	61.7	*E*
	T	19	20	105	62.3	*E*
	R	318	327	103	13.4	*B*
	Subtotal	596	602	101	35.5	*D*
WB	L	9	9	100	64.7	*E*
	T	11	10	89	69.9	*E*
	R	2	3	150	5.1	*A*
	Subtotal	22	22	100	58.9	*E*
Total		3,902	3,888	100	23.4	*C*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: Center Street & Maple Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***R***	***21***	***21***	***101***	***5.7***	***A***
	Subtotal	21	21	100	5.7	*A*
EB	T	590	580	98	4.3	*A*
	Subtotal	590	580	98	4.3	*A*
WB	T	335	331	99	4.1	*A*
	R	16	17	105	2.9	*A*
	Subtotal	351	348	99	4.0	*A*
Total		962	949	99	4.2	*A*

Intersection: Post Office/South Access & Center Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	6	6	96	8.8	*A*
	R	18	18	101	4.8	*A*
	Subtotal	24	24	100	5.8	*A*
SB	***L***	***30***	***28***	***93***	***10.2***	***B***
	R	10	11	107	5.4	*A*
	Subtotal	40	39	98	8.8	*A*
EB	L	10	9	88	4.5	*A*
	T	571	562	98	0.8	*A*
	R	9	10	108	0.4	*A*
	Subtotal	590	581	98	0.9	*A*
WB	L	17	16	93	5.7	*A*
	T	335	332	99	1.2	*A*
	R	15	15	98	1.1	*A*
	Subtotal	367	363	99	1.4	*A*
Total		1,022	1,007	99	1.5	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & Center Street
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	182	179	98	70.0	*E*
	T	1,026	1,021	100	7.7	*A*
	R	4	4	100	2.1	*A*
	Subtotal	1,212	1,204	99	16.9	*B*
SB	L	6	5	80	12.8	*B*
	T	615	633	103	11.9	*B*
	R	172	170	99	4.4	*A*
	Subtotal	793	808	102	10.3	*B*
EB	L	338	333	99	61.2	*E*
	T	14	13	95	70.1	*E*
	R	268	264	99	5.1	*A*
	Subtotal	620	610	98	37.1	*D*
WB	L	2	2	100	55.0	*D*
	T	13	15	113	78.5	*E*
	R	8	9	109	5.3	*A*
	Subtotal	23	26	113	51.4	*D*
Total		2,648	2,648	100	20.7	*C*

Intersection: Maple Street & West Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	16	17	105	0.1	*A*
	Subtotal	16	17	106	0.1	*A*
SB	T	18	18	101	0.0	*A*
	Subtotal	18	18	100	0.0	*A*
WB	***L***	***3***	***3***	***100***	***4.3***	***A***
	Subtotal	3	3	100	4.3	*A*
Total		37	38	103	0.4	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,372	1,363	99	1.1	*A*
	Subtotal	1,372	1,363	99	1.1	*A*
SB	T	788	803	102	2.0	*A*
	R	3	3	100	0.5	*A*
	Subtotal	791	806	102	2.0	*A*
EB	***R***	***5***	***5***	***100***	***3.4***	***A***
	Subtotal	5	5	100	3.4	*A*
Total		2,168	2,174	100	1.5	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: Center Street & Maple Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***R***	***19***	***22***	***114***	***7.3***	***A***
	Subtotal	19	22	116	7.3	*A*
EB	T	627	625	100	4.4	*A*
	Subtotal	627	625	100	4.4	*A*
WB	T	630	632	100	4.6	*A*
	R	15	16	105	4.3	*A*
	Subtotal	645	648	100	4.6	*A*
Total		1,292	1,295	100	4.6	*A*

Intersection: Post Office/South Access & Center Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	8	7	88	11.7	*B*
	R	5	4	80	6.5	*A*
	Subtotal	13	11	85	9.8	*A*
SB	***L***	***32***	***31***	***98***	***15.0***	***B***
	R	15	16	105	7.9	*A*
	Subtotal	47	47	100	12.6	*B*
EB	L	20	19	94	6.1	*A*
	T	585	584	100	0.9	*A*
	R	23	26	112	0.4	*A*
	Subtotal	628	629	100	1.0	*A*
WB	L	11	11	98	5.7	*A*
	T	623	628	101	1.1	*A*
	R	24	24	99	1.0	*A*
	Subtotal	658	663	101	1.2	*A*
Total		1,347	1,350	100	1.6	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & Center Street
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	282	285	101	66.2	*E*
	T	888	873	98	6.5	*A*
	R	13	13	98	1.4	*A*
	Subtotal	1,183	1,171	99	21.0	*C*
SB	L	29	31	108	16.0	*B*
	T	1,742	1,751	101	14.7	*B*
	R	361	366	101	11.5	*B*
	Subtotal	2,132	2,148	101	14.2	*B*
EB	L	277	273	99	61.2	*E*
	T	21	21	100	67.1	*E*
	R	324	324	100	14.0	*B*
	Subtotal	622	618	99	36.7	*D*
WB	L	9	8	89	69.3	*E*
	T	14	12	84	76.4	*E*
	R	2	4	200	4.5	*A*
	Subtotal	25	24	96	62.1	*E*
Total		3,962	3,961	100	24.7	*C*

Intersection: Maple Street & West Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	4	4	100	0.1	*A*
	R	11	13	116	0.1	*A*
	Subtotal	15	17	113	0.1	*A*
SB	T	16	20	123	0.0	*A*
	Subtotal	16	20	125	0.0	*A*
WB	***L***	***3***	***2***	***67***	***5.1***	***A***
	Subtotal	3	2	67	5.1	*A*
Total		34	39	113	0.3	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Existing (2026) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,168	1,150	99	1.0	*A*
	Subtotal	1,168	1,150	98	1.0	*A*
SB	T	2,126	2,140	101	8.6	*A*
	R	11	12	107	4.5	*A*
	Subtotal	2,137	2,152	101	8.6	*A*
EB	***R***	***5***	***5***	***100***	***48.6***	***E***
	Subtotal	5	5	100	48.6	*E*
Total		3,310	3,307	100	6.0	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: Center Street & Maple Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***R***	***20***	***20***	***101***	***5.7***	***A***
	Subtotal	20	20	100	5.7	*A*
EB	T	645	651	101	4.3	*A*
	Subtotal	645	651	101	4.3	*A*
WB	T	360	357	99	3.5	*A*
	R	20	19	96	1.8	*A*
	Subtotal	380	376	99	3.4	*A*
Total		1,044	1,047	100	4.0	*A*

Intersection: Post Office & Center Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***10***	***9***	***88***	***11.6***	***B***
	R	20	21	106	5.5	*A*
	Subtotal	30	30	100	7.3	*A*
SB	L	5	4	80	10.6	*B*
	R	5	5	100	4.6	*A*
	Subtotal	10	9	90	7.3	*A*
EB	L	5	5	100	5.1	*A*
	T	631	637	101	0.8	*A*
	R	10	12	117	0.4	*A*
	Subtotal	646	654	101	0.8	*A*
WB	L	20	20	101	5.7	*A*
	T	366	362	99	1.1	*A*
	R	5	5	100	1.1	*A*
	Subtotal	391	387	99	1.3	*A*
Total		1,076	1,080	100	1.3	*A*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & Center Street
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	195	195	100	72.4	*E*
	T	1,080	1,084	100	8.7	*A*
	R	5	6	120	3.8	*A*
	Subtotal	1,280	1,285	100	18.3	*B*
SB	L	10	9	88	16.2	*B*
	T	645	650	101	15.4	*B*
	R	180	178	99	4.9	*A*
	Subtotal	835	837	100	13.2	*B*
EB	L	350	348	99	61.0	*E*
	T	16	15	97	56.8	*E*
	R	290	300	103	5.0	*A*
	Subtotal	656	663	101	35.6	*D*
WB	L	5	4	80	65.0	*E*
	T	15	15	98	66.4	*E*
	R	10	11	107	5.6	*A*
	Subtotal	30	30	100	43.9	*D*
Total		2,802	2,815	100	21.3	*C*

HALES ENGINEERING
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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: Center Street & Maple Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***R***	***20***	***21***	***104***	***6.6***	***A***
	Subtotal	20	21	105	6.6	*A*
EB	T	705	709	101	4.8	*A*
	Subtotal	705	709	101	4.8	*A*
WB	T	680	679	100	4.6	*A*
	R	10	10	98	3.1	*A*
	Subtotal	690	689	100	4.6	*A*
Total		1,416	1,419	100	4.7	*A*

Intersection: Post Office & Center Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	11.3	*B*
	R	5	6	120	4.8	*A*
	Subtotal	15	16	107	8.9	*A*
SB	***L***	***5***	***4***	***80***	***18.1***	***C***
	R	5	5	100	5.2	*A*
	Subtotal	10	9	90	10.9	*B*
EB	L	30	27	91	6.1	*A*
	T	651	659	101	1.0	*A*
	R	25	24	95	0.5	*A*
	Subtotal	706	710	101	1.2	*A*
WB	L	15	16	105	6.1	*A*
	T	675	676	100	1.0	*A*
	R	5	5	100	0.6	*A*
	Subtotal	695	697	100	1.1	*A*
Total		1,427	1,432	100	1.3	*A*

HALES ENGINEERING
innovative transportation solutions

SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & Center Street
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	300	298	99	68.2	*E*
	T	930	921	99	6.8	*A*
	R	15	14	92	1.0	*A*
	Subtotal	1,245	1,233	99	21.6	*C*
SB	L	35	38	109	31.6	*C*
	T	1,835	1,828	100	26.1	*C*
	R	380	383	101	19.8	*B*
	Subtotal	2,250	2,249	100	25.1	*C*
EB	L	285	291	102	64.2	*E*
	T	20	19	93	65.7	*E*
	R	355	360	101	16.5	*B*
	Subtotal	660	670	102	38.6	*D*
WB	L	10	9	88	72.3	*E*
	T	15	15	98	71.5	*E*
	R	5	6	120	5.0	*A*
	Subtotal	30	30	100	58.4	*E*
Total		4,187	4,182	100	26.6	*C*

SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: Center Street & Maple Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***R***	***20***	***19***	***96***	***6.0***	***A***
	Subtotal	20	19	95	6.0	*A*
EB	T	646	648	100	4.8	*A*
	Subtotal	646	648	100	4.8	*A*
WB	T	363	363	100	3.9	*A*
	R	20	21	106	3.0	*A*
	Subtotal	383	384	100	3.9	*A*
Total		1,048	1,051	100	4.5	*A*

Intersection: Post Office/South Access & Center Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	11	107	10.8	*B*
	R	20	17	86	6.7	*A*
	Subtotal	30	28	93	8.3	*A*
SB	***L***	***30***	***32***	***107***	***12.0***	***B***
	R	10	10	98	4.5	*A*
	Subtotal	40	42	105	10.2	*B*
EB	L	10	10	98	4.4	*A*
	T	627	630	101	1.0	*A*
	R	10	10	98	0.3	*A*
	Subtotal	647	650	100	1.0	*A*
WB	L	20	18	91	6.0	*A*
	T	363	364	100	1.2	*A*
	R	15	14	92	0.9	*A*
	Subtotal	398	396	99	1.4	*A*
Total		1,116	1,116	100	1.7	*A*

HALES ENGINEERING
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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & Center Street
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	196	188	96	70.9	*E*
	T	1,080	1,079	100	8.3	*A*
	R	5	4	80	2.4	*A*
	Subtotal	1,281	1,271	99	17.5	*B*
SB	L	10	9	88	16.0	*B*
	T	651	647	99	12.5	*B*
	R	184	190	103	4.8	*A*
	Subtotal	845	846	100	10.8	*B*
EB	L	363	365	101	62.1	*E*
	T	18	18	103	62.2	*E*
	R	296	296	100	5.3	*A*
	Subtotal	677	679	100	37.3	*D*
WB	L	5	4	80	79.6	*E*
	T	17	17	99	74.2	*E*
	R	10	11	107	6.2	*A*
	Subtotal	32	32	100	51.5	*D*
Total		2,835	2,828	100	21.7	*C*

Intersection: Maple Street & West Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***T***	***20***	***21***	***106***	***0.1***	***A***
	Subtotal	20	21	105	0.1	*A*
SB	T	20	19	96	0.0	*A*
	Subtotal	20	19	95	0.0	*A*
Total		40	40	101	0.1	*A*

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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,454	1,456	100	1.2	*A*
	Subtotal	1,454	1,456	100	1.2	*A*
SB	T	839	840	100	2.2	*A*
	R	3	3	100	0.3	*A*
	Subtotal	842	843	100	2.2	*A*
EB	***R***	***5***	***6***	***120***	***4.1***	***A***
	Subtotal	5	6	120	4.1	*A*
Total		2,301	2,305	100	1.6	*A*

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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: Center Street & Maple Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
SB	***R***	***20***	***20***	***99***	***7.8***	***A***
	Subtotal	20	20	100	7.8	*A*
EB	T	689	685	99	4.7	*A*
	Subtotal	689	685	99	4.7	*A*
WB	T	683	682	100	5.2	*A*
	R	21	23	108	5.7	*A*
	Subtotal	704	705	100	5.2	*A*
Total		1,414	1,410	100	5.0	*A*

Intersection: Post Office/South Access & Center Street
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	10	10	98	11.1	*B*
	R	5	5	100	5.1	*A*
	Subtotal	15	15	100	9.1	*A*
SB	***L***	***32***	***33***	***104***	***16.3***	***C***
	R	15	16	105	8.0	*A*
	Subtotal	47	49	104	13.6	*B*
EB	L	20	21	104	6.3	*A*
	T	644	640	99	1.0	*A*
	R	25	26	103	0.6	*A*
	Subtotal	689	687	100	1.1	*A*
WB	L	15	14	92	5.2	*A*
	T	680	680	100	1.2	*A*
	R	24	23	95	0.9	*A*
	Subtotal	719	717	100	1.3	*A*
Total		1,471	1,468	100	1.7	*A*

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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & Center Street
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	314	320	102	68.9	*E*
	T	930	938	101	7.4	*A*
	R	15	16	105	3.4	*A*
	Subtotal	1,259	1,274	101	22.8	*C*
SB	L	35	34	98	16.6	*B*
	T	1,841	1,839	100	16.1	*B*
	R	386	378	98	13.0	*B*
	Subtotal	2,262	2,251	100	15.6	*B*
EB	L	303	293	97	64.2	*E*
	T	23	21	90	62.7	*E*
	R	356	362	102	15.3	*B*
	Subtotal	682	676	99	38.0	*D*
WB	L	10	9	88	65.5	*E*
	T	18	18	99	79.5	*E*
	R	5	6	120	6.6	*A*
	Subtotal	33	33	100	62.4	*E*
Total		4,237	4,234	100	28.0	*C*

Intersection: Maple Street & West Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***T***	***10***	***10***	***98***	***0.2***	***A***
	R	11	14	124	0.1	*A*
	Subtotal	21	24	114	0.1	*A*
SB	T	20	20	99	0.0	*A*
	Subtotal	20	20	100	0.0	*A*
Total		42	44	105	0.1	*A*

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SimTraffic LOS Report

Project: Midvale - JDH MXD TIS
Analysis Period: *Future (2031) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT26-3209*

Intersection: State Street & East Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,238	1,237	100	1.1	*A*
	Subtotal	1,238	1,237	100	1.1	*A*
SB	T	2,256	2,247	100	11.4	*B*
	R	11	11	98	7.2	*A*
	Subtotal	2,267	2,258	100	11.4	*B*
EB	***R***	***5***	***4***	***80***	***74.4***	***F***
	Subtotal	5	4	80	74.4	*F*
Total		3,510	3,499	100	7.8	*A*

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Existing (2026) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

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Project #: UT26-3209

Intersection	NB				SB					EB					WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	R	T	TR
01: Center Street & Maple Street							50						125				75	75
02: Post Office & Center Street		50													50			
03: State Street & Center Street	175		200	100	50			225	125	225	250	75				50	50	

SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Existing (2026) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
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Project #: UT26-3209

Intersection	NB				SB					EB				WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	L	R	T	TR
01: Center Street & Maple Street							50						150			125	150
02: Post Office & Center Street		50								50				50			
03: State Street & Center Street	225		250	75	125			500	375	200	225	125		50		50	

SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Existing (2026) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
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Project #: UT26-3209

Intersection	NB				SB					EB					WB				
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	LR	R	T	TR
01: Center Street & Maple Street							50						125					75	100
02: Post Office/South Access & Center Street		50				75													
03: State Street & Center Street	175		225	125				175	125	225	250	75					50	50	
04: Maple Street & West Access																			
05: State Street & East Access								100											

SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Existing (2026) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT26-3209

Intersection	NB				SB					EB					WB				
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	LR	R	T	TR
01: Center Street & Maple Street							50						125					125	150
02: Post Office/South Access & Center Street		50				75				25									
03: State Street & Center Street	225		250	75	50			250	250	200	225	125			50			50	
04: Maple Street & West Access																			
05: State Street & East Access								350	200										

SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Future (2031) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
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Project #: UT26-3209

Intersection	NB				SB					EB					WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	R	T	TR
01: Center Street & Maple Street							50						125				75	100
02: Post Office & Center Street		50				50									50			
03: State Street & Center Street	200		250	125	50			225	125	250	275	75				50	50	

SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Future (2031) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
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Project #: UT26-3209

Intersection	NB				SB					EB					WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	R	T	TR
01: Center Street & Maple Street							50						150				125	150
02: Post Office & Center Street		50				50				50			50		50			
03: State Street & Center Street	225		275	75	150			600	450	225	250	125			50	25	50	

SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Future (2031) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
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Project #: UT26-3209

Intersection	NB				SB					EB				WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	L	R	T	TR
01: Center Street & Maple Street							50						150			75	100
02: Post Office/South Access & Center Street		50				75											
03: State Street & Center Street	200		225	125	50			175	150	250	275	100			50	75	
05: State Street & East Access								100									

SimTraffic Queueing Report

Project: Midvale - JDH MXD TIS

Analysis: Future (2031) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
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Project #: UT26-3209

Intersection	NB				SB					EB					WB			
	L	LR	T	TR	L	LR	R	T	TR	L	LT	R	T	TR	L	R	T	TR
01: Center Street & Maple Street							50						150				150	175
02: Post Office/South Access & Center Street		50				75				50								
03: State Street & Center Street	225		350	100	75			250	250	225	250	125			50	25	75	
05: State Street & East Access								400	275									

APPENDIX E

Crash Data Reports

CRASH SUMMARY REPORT

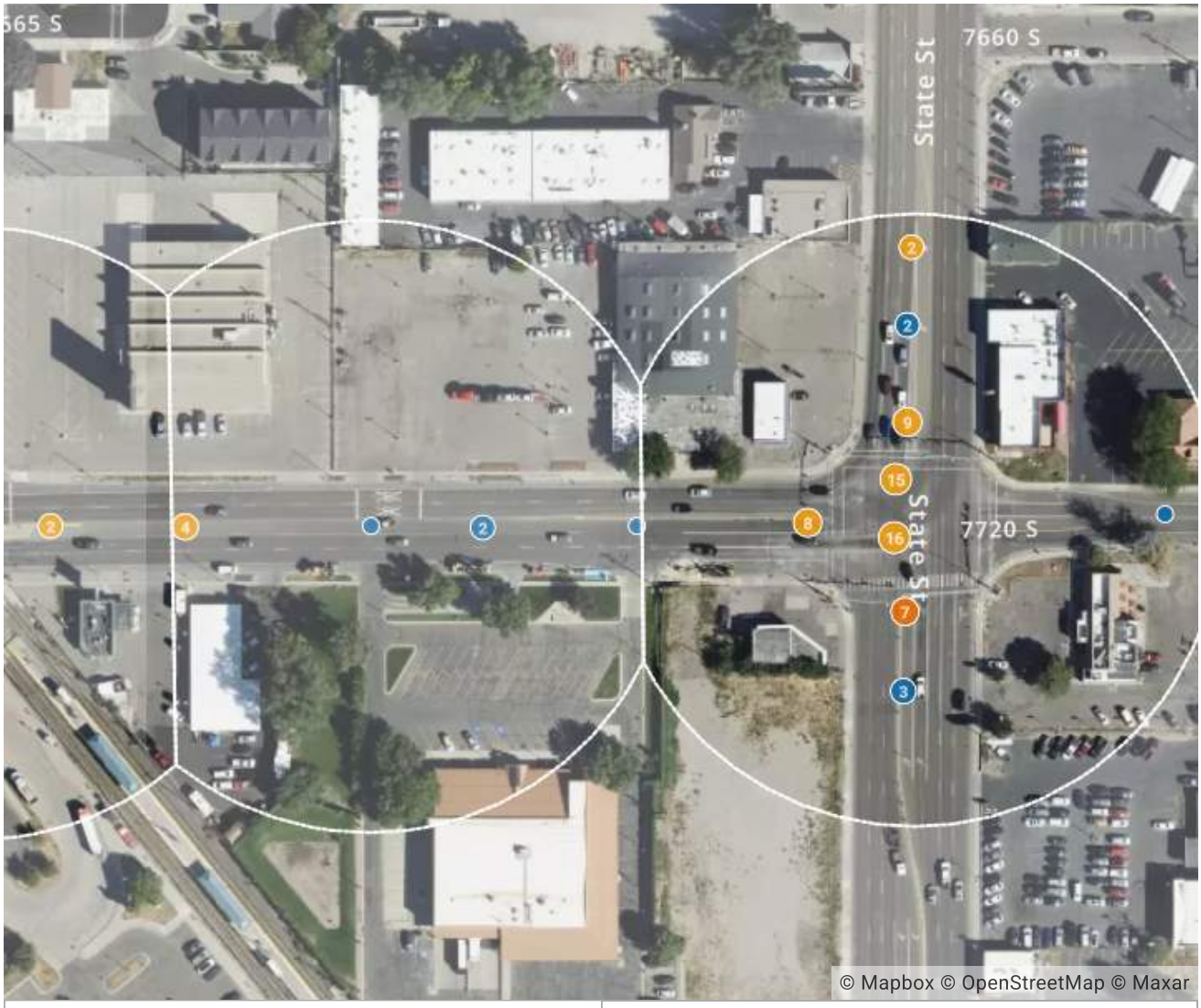
Midvale - JDH MXD TIS

Created on March 11, 2026
Created by Jeremy Titensor
Data extents: January 1, 2021 to December 31, 2025

Applied Filters

Shape: Polygon | Shape: Polygon | Shape: Polygon

4 crashes have been excluded (see end of report for more information)



Total Included Crashes	73	Fatal Crashes	0

UDOT Crash Summary		Crash_View
Total Crashes	73	100.00%

Intersection Related	57	78.08%
Speed Related	8	10.96%
Distracted Driving	4	5.48%
Pedestrian Involved	4	5.48%
CMV Involved	3	4.11%
Motorcycle Involved	3	4.11%
Roadway Departure	3	4.11%
+ 4 more	1	1.37%

Crash Verified		Crash_View
True	73	100.00%
False	0	0.00%

Crash Severity		Crash_View
No injury/PDO	47	64.38%
Suspected Minor Injury	14	19.18%
Possible injury	11	15.07%
Suspected Serious Injury	1	1.37%
+ 2 more	0	0%

Injury Level		Person_View
No injury	146	79.35%
Possible injury	19	10.33%
Suspected Minor Injury	16	8.70%
Suspected Serious Injury	2	1.09%
Unknown	1	0.54%
+ 2 more	0	0%

Manner of Collision		Crash_View
Front to Rear	26	35.62%
Angle	22	30.14%
Sideswipe Same Direction	15	20.55%
Not Applicable/Single Vehicle	7	9.59%
Head On (front-to-front)	1	1.37%
Sideswipe Opposite Direction	1	1.37%
Unknown	1	1.37%
+ 5 more	0	0%

Crash Date Time (Year)	Crash_View

2025	17	23.29%
2024	17	23.29%
2023	15	20.55%
2022	11	15.07%
2021	13	17.81%
+ 12 more	0	0%

V1 & V2 Movement & Direction (Crash Level Only)		Crash_View
Straight Ahead (Southbound) & Straight Ahead (Southbound)	5	6.85%
Straight Ahead (Southbound) & Stopped in Traffic Lane (Southbound)	4	5.48%
Changing Lanes (Northbound) & Straight Ahead (Northbound)	3	4.11%
Straight Ahead (Eastbound) & Straight Ahead (Northbound)	3	4.11%
Straight Ahead (Northbound) & Stopped in Traffic Lane (Northbound)	3	4.11%
Straight Ahead (Northbound) & Straight Ahead (Eastbound)	3	4.11%
&	2	2.74%
Slowing in Traffic Lane (Southbound) & Slowing in Traffic Lane (Southbound)	2	2.74%
+ 992 more	40	54.80%

Roadway Surface Condition		Crash_View
Dry	68	93.15%
Wet	3	4.11%
Snow	2	2.74%
+ 12 more	0	0%

Weather Condition		Crash_View
Clear	59	80.82%
Cloudy	9	12.33%
Snowing	3	4.11%
Rain	2	2.74%
+ 9 more	0	0%

Most Harmful Event		Vehicle_View
Collision With Other Motor Vehicle in Transport	138	94.52%
Pedestrian	4	2.74%
Collision With Parked Motor Vehicle	1	0.68%
Curb	1	0.68%
Pedacycle	1	0.68%
Tree/Shrubbery	1	0.68%
+ 52 more	0	0%

Light Condition		Crash_View
Daylight	46	63.01%
Dark - Lighted	23	31.51%
Dark - Not Lighted	2	2.74%
Dusk	2	2.74%
+ 5 more	0	0%

Countermeasures		Crash_View
Countermeasure: Left Turn Lane	10	13.70%
Countermeasure: Left Turn Phase Change	7	9.59%
Countermeasure: Active Transportation Improvement	5	6.85%
Countermeasure: Roundabout or Signal	5	6.85%
Countermeasure: Right Turn Lane	4	5.48%
+ 10 more	0	0%

4 crashes have been excluded

- 4 crashes because of Irrelevance to query (821718985, 822765187, 823836998, 824914702)

APPENDIX F

Internal Capture Reduction Spreadsheet

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Midvale - JDH MXD TIS	**Organization:**	Hales Engineering
Project Location:	Midvale, Utah	**Performed By:**	Jeremy Titensor
Scenario Description:	Multifamily & Strip Retail	**Date:**	3/11/2026
Analysis Year:	2026	**Checked By:**	Jordi Berrett
Analysis Period:	**AM Street Peak Hour**	**Date:**	11-Mar

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office			1,000 SF	0		
Retail			1,000 SF	32	18	14
Restaurant			1,000 SF	0		
Cinema/Entertainment				0		
Residential			Units	54	12	42
Hotel			Rooms	0		
All Other Land Uses[2]				0		
				86	30	56

Table 2-A: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.06	0%	0%	1.06	0%	0%
Retail	1.17	0%	0%	1.17	0%	0%
Restaurant						
Cinema/Entertainment						
Residential	1.13	0%	0%	1.13	0%	0%
Hotel	1.26	0%	0%	1.26	0%	0%
All Other Land Uses[2]	1.15	0%	0%	1.15	0%	0%

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary

	Total	Entering	Exiting
All Person-Trips	98	35	63
Internal Capture Percentage	0%	0%	0%
External Vehicle-Trips[5]	86	30	56
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	0%	0%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	0%	0%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Midvale - JDH MXD TIS	**Organization:**	Hales Engineering
Project Location:	Midvale, Utah	**Performed By:**	Jeremy Titensor
Scenario Description:	Multifamily & Strip Retail	**Date:**	3/11/2026
Analysis Year:	2026	**Checked By:**	
Analysis Period:	**PM Street Peak Hour**	**Date:**	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)

Land Use	Development Data (*For Information Only*)			Estimated Vehicle-Trips[3]		
	ITE LUCs[1]	Quantity	Units	Total	Entering	Exiting
Office			1,000 SF	0		
Retail			1,000 SF	66	33	33
Restaurant			1,000 SF	0		
Cinema/Entertainment				0		
Residential			Units	56	36	20
Hotel			Rooms	0		
All Other Land Uses[2]				0		
				122	69	53

Table 2-P: Mode Split and Vehicle Occupancy Estimates

Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.[4]	% Transit	% Non-Motorized	Veh. Occ.[4]	% Transit	% Non-Motorized
Office	1.11	0%	0%	1.11	0%	0%
Retail	1.21	0%	0%	1.21	0%	0%
Restaurant	1.39	0%	0%	1.39	0%	0%
Cinema/Entertainment						
Residential	1.15	0%	0%	1.15	0%	0%
Hotel	1.30	0%	0%	1.30	0%	0%
All Other Land Uses[2]	1.15	0%	0%	1.15	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail					200	
Restaurant						
Cinema/Entertainment						
Residential		200	200			
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	10	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	4	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary

	Total	Entering	Exiting
All Person-Trips	144	81	63
Internal Capture Percentage	19%	17%	22%
External Vehicle-Trips[5]	99	57	42
External Transit-Trips[6]	0	0	0
External Non-Motorized Trips[6]	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use

Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	25%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	24%	17%
Hotel	N/A	N/A

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

EXHIBIT D: REZONE APPLICATION

Community Development
7505 S Holden Street
Midvale, UT 84047
801-567-7200 ext 1022
planning@midvale.com
www.MidvaleCity.org

Rezoning Application

For Office Use Only

Development # _____

Fee: _____

Date of Payment: _____

Applicant Information

Name: Austin Cooper

Business Name *(if applicable)*: JDH Development

Mailing Address: PO Box 235

City, State, Zip: Lehi, UT 84043

Daytime Phone: 385-505-0747 Email: acooper@jdhdev.com

Property Owner Information

Owner Name *(if different)*: JD XVII LLC

Mailing Address: PO Box 235

City, State, Zip: Lehi, UT 84043

Daytime Phone: 385-505-0747

Project Information

Property Address: 52 W Center, 30 W Center, 24 W Center, 7710 S State

Current Zoning Classification: TOD Proposed Zoning Classification: TODO

What is the proposed use if the property is rezoned? Mixed Use Commercial and Residential

Application Fees - *noticing costs to be calculated upon submittal*

$665 for 1 acre or less $765 for 1-5 acres $865 for over 5 acres

Authorized Signature

I certify that the submitted information is true and correct to the best of my knowledge. I am aware that only complete applications will be accepted for processing. *(Complete application requirements are attached.)*

Authorized Signature: _____ **Date:** 2/18/2026

Note: Rezoning a property does not eliminate the necessity of obtaining a business license, conditional use permit, site plan approval, subdivision approval, or a building permit *(if applicable)*. Please contact the appropriate Midvale City Departments regarding all new businesses or construction.

EXHIBIT E: OWNER'S AFFIDAVIT

Community Development
7505 S Holden Street
Midvale, UT 84047
801-567-7200
planning@midvale.com
www.MidvaleCity.org

Owner's Affidavit

I, (We) JD XVII, LLC - John Hadfield (Authorized Agent)
hereby declare under the penalty of perjury that I (we) am (are) the owner(s) of the property involved in this request, or if the owner is a corporation or other entity, that I (we) am (are) duly authorized to execute this affidavit on behalf of said corporations or entity. I (we) further declare that the foregoing statements and the information submitted herewith are true and correct.

Property Owner's Information	**Capacity Claimed by Signer**
JD XVII, LLC - John Hadfield (Authorized Agent) Owner(s) Name(s)	☐ Individual(s) ☐ Partner(s) ☐ Trustee(s) ☑ Corporate Officer(s) ☐ Attorney-in-fact ☐ Other
Owner(s) signature(s)	
1850 N 1450 W Address	
Lehi UT 84043 City, State, Zip	
385-505-0747 Telephone	Signer is representing: JD XVII, LLC Name of person(s) or entity(ies)

Agent/Tenant Authorization (if applicable)

I (we) hereby authorize JDH Development - Austin Cooper (Applicant's Name)
to apply for Rezone (application type: CUP, ACUP, MPD, etc.)
requesting a Rezone from TOD to TODO (Type of activity)

(Property Owner)

(Property Owner)

Dated this 18 day of February, 2026, personally appear before me John Hadfield,
the signer(s) of the above affidavit who duly acknowledged to me that they executed the same.

CARLI WILCOX
Notary Public, State of Utah
Commission # 732617
My Commission Expires On
August 11, 2027

(Notary)

Residing in Utah County
My commission expires: 08-11-2027

EXHIBIT E: PROPERTY LEGAL DESCRIPTION

Parcel Number: 22303510100000
Owner: JD XVII, LLC
Address: 7710 S STATE ST
Total Acreage: 0.19 acres
Legal Description:
BEG N 543.95 FT & E 86.732 FT FR SW COR SEC 30, T 2S, R 1E, SLM; N 45° E 42.014 FT; N 70.472 FT; W 100 FT; S 100 FT; E 70.472 FT TO BEG. LESS & EXCEPT BEG N 541.49 FT & E 86.08 FT FR SE COR SEC 25, T2S R1W, SLM; W 69.42 FT; S 3.28 FT; W 109.79 FT; N 2.36 FT; W 130.27 FT; S 40.3 FT; W 92.44 FT; N 41.21 FT; E 259.44 FT; N 00°13'02" E 6.9 FT; S89°50'14" E 31.7 FT; N 85°13'07" E 27.6 FT; S 89°46'58' E 63.88 FT; 4.88 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 86°57'51" E); N 52°29'44" E 44.58 FT; 13.72 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 12°07'02" E); N 02°58'35" E 140.27 FT; S 89°59'56" E 4.83 FT; S 00°51'13" W 156.48 FT; S 45°14'10" W 47.21 FT TO BEG.

Parcel Number: 21254790290000
Owner: JD XVII, LLC
Address: 24 W CENTER ST
Total Acreage: 0.92 acres
Legal Description:
BEG N 540.58 FT & W 97.4 FT FR SE COR SEC 25, T 2S, R 1W, SLM; W 46.45 FT; N 190.77 FT; E 52.45 FT; S 77.2 FT; W 6 FT; S 113.57 FT TO BEG. ALSO BEG N 540.58 FT & W 95.4 FT FR SE COR SEC 25, T 2S, R 1W, SLM; W 2 FT; N 113.5 FT; E 2 FT; S 113.5 FT TO BEG. ALSO BEG N 643.95 FT & E 116.26 FT FR SE COR SEC 25, T 2S, R 1W, SLM; N 90.75 FT; W 203.7 FT; S 1°10'W 83 FT; W 4 FT; S 113.5 FT; E 113 FT M OR L; N 100 FT; E 100 FT TO BEG. LESS & EXCEPT BEG N 541.49 FT & E 86.08 FT FR SE COR SEC 25, T2S R1W, SLM; W 69.42 FT; S 3.28 FT; W 109.79 FT; N 2.36 FT; W 130.27 FT; S 40.3 FT; W 92.44 FT; N 41.21 FT; E 259.44 FT; N 00°13'02" E 6.9 FT; S 89°50'14" E 31.7 FT; N 85°13'07" E 27.6 FT; S 89°46'58' E 63.88 FT; 4.88 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 86°57'51" E); N 52°29'44" E 44.58 FT; 13.72 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 12°07'02" E); N 02°58'35" E 140.27 FT; S 89°59'56" E 4.83 FT; S 00°51'13" W 156.48 FT; S 45°14'10" W 47.21 FT TO BEG.

Parcel Number: 21254790280000
Owner: JD XVII, LLC
Address: 30 W CENTER ST
Total Acreage: 0.75 acres
Legal Description:
BEG N 30.32 RDS & W 223.4 FT FR SE COR SEC 25, T 2S, R 1W, SLM; W 92.44 FT; N 14 RDS; E 92.44 FT; S 14 RDS TO BEG. ALSO BEG N 500.28 FT & W 223.4 FT FR SE COR SD SEC 25; N 231 FT; E 4.55 FT; S 231 FT; W 4.55 FT TO BEG. ALSO BEG N 540.58 FT & W 143.85 FT FR SE COR SEC 25, T 2S, R 1W, SLM; W 75 FT; N 190.77 FT; E 75 FT; S 190.77 FT TO BEG. LESS & EXCEPT BEG N 541.49 FT & E 86.08 FT FR SE COR SEC 25, T2S R1W, SLM; W 69.42 FT; S 3.28 FT; W 109.79 FT; N 2.36 FT; W 130.27 FT; S 40.3 FT; W 92.44 FT; N 41.21 FT; E 259.44 FT; N 00°13'02" E 6.9 FT; S 89°50'14" E 31.7 FT; N 85°13'07" E 27.6 FT; S 89°46'58' E 63.88 FT; 4.88 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 86°57'51" E); N 52°29'44" E 44.58 FT; 13.72 FT ALG A 43 FT RADIUS CURVE TO L (CHORD N 12°07'02" E); N 02°58'35" E 140.27 FT; S 89°59'56" E 4.83 FT; S 00°51'13" W 156.48 FT; S 45°14'10" W 47.21 FT TO BEG.

Parcel Number: 21254790070000
Owner: JD XVII, LLC
Address: 52 W CENTER ST
Total Acreage: 1.60 acres
Legal Description:
BEG N 501.7 FT & W 315.84 FT FR SE COR SEC 25, T 2S, R 1W, SLM; S 89°52'22" W 274.6 FT; N 288.3 FT; N 89°52'55" E 277.6 FT; S 51.29 FT; S 89°52'55" W 3 FT; S 237 FT TO BEG.

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

MIDVALE CITY COUNCIL
STAFF REPORT
6/2/2026

SUBJECT

Consider Ordinance No. 2026-O-19 Amending Title 17 of the Midvale City Municipal Code Relating to Home-Based Microschools and Micro-Education Entities.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND ANALYSIS

This text amendment implements S.B. 13 from the 2024 Utah Legislative General Session. The amendment adds definitions for “Home-based microschool” and “Micro-education entity”, establishes new chapters within Supplementary Regulations to govern these uses, and updates the use tables to permit both uses in all zones.

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

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-20-101;
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 and second criteria listed above. The amendment promotes the objectives of the General Plan by supporting a broader range of educational opportunities and allowing flexible educational models within residential neighborhoods. The amendment also advances the purposes outlined in Utah State Code 10-20-101 by promoting the health, safety, and general welfare of residents through clear operational standards for home-based microschools and micro-education entities.

STAFF RECOMMENDATION

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

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

PLANNING COMMISSION RECOMMENDATION

This item was heard during the May 13, 2026 Planning Commission meeting and the Planning Commission recommended approval.

RECOMMENDED MOTION

I move that we approve Ordinance No. 2026-O-19 amending Title 17 of the Midvale City Municipal Code relating to home-based microschools and micro-education entities with the finding stated in the staff report.

ATTACHMENTS

1. Draft Ordinance

MIDVALE, UTAH
ORDINANCE NO. 2026-O-19

AN ORDINANCE AMENDING TITLE 17 OF THE MIDVALE CITY MUNICIPAL CODE RELATING TO HOME-BASED MICROSCHOOLS AND MICRO-EDUCATION ENTITIES.

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 Municipal Code (the "Code"), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 of the Code; and

WHEREAS, pursuant to Sections 16.01.010 of the Code, the City desires to promote the protection of public health, life and safety; protect the character and social and economic stability of all parts of the city; protect and preserve the value of land throughout the municipality; guide public and private policy and action; establish responsible standards; prevent pollution and degradation of air, streams, and ponds; preserve the natural beauty and topography; and provide for open spaces through the most effective design and layout of the land; 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 Council has considered the impact the proposed ordinance may have on family health, stability and formation; and

WHEREAS, the City desires to amend Title 17 of the Midvale City Municipal Code Relating to Home-Based Microschools and Micro-Education Entities; and

WHEREAS, the Planning Commission held a public hearing on May 13, 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 June 2, 2026 and 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 Title 17 of the Midvale City Municipal Code Relating to Home-Based Microschools and Micro-Education Entities

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

PASSED AND APPROVED this 2nd day of June 2026.

_____
Dustin Gettel, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

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

Date of first publication: _____

Attachment A:

17-2-8 “H” definitions.

“Historic district” means a geographically definable area possessing a significant concentration, linkage, or continuity of buildings, structures, sites, or objects united by past events, plan or physical development. A “historic district” may comprise an individual site or individual elements separated geographically but linked by association, plan, design, or history.

“Home-based microschool” means an individual or association of individuals that registers as a business entity in accordance with state and local laws and provides kindergarten through grade 12 education services for compensation to 16 or fewer students from an individual's dwelling unit, accessory dwelling unit, or residential property. A home-based microschool does not include a child care center or a child care facility.

“Home occupation” means a business carried on entirely within a dwelling by persons residing within the dwelling, which business is clearly incidental and secondary to the use of the dwelling for residential purposes.

17-2-13 “M” definitions.

“Medical cannabis pharmacy” means the same as that term is defined and amended in Section 26-61a-102 of the Utah Code Annotated.

“Micro-education entity” means a person or association of persons that registers as a business entity in accordance with state and local laws and provides kindergarten through grade 12 education services for compensation to 100 students or fewer. A micro-education entity does not include a child care center, child care facility, home-based microschool, private school, or a school within the public education system.

“Minor public utilities” means local utility structures that are necessary for a specific development or service like, but not limited to, poles and lines.

17-6-5 Vehicle related uses.

17-6-6 Home-based microschool standards.

A home-based microschool shall meet the following requirements:

A. Conducted from a dwelling unit or accessory dwelling unit.

B. Maximum of 16 students. This includes the licensee's and any employees' children if they are a student of the home-based microschool.

C. Minimum of 35 net square feet per student.

D. A traffic plan must be reviewed and approved by the City Engineer. The traffic plan must include: traffic flow, drop off, turn-around areas, and no more than 32 vehicular stops per day, excluding regular traffic generated by residents of the dwelling.

E. Shall not include identifying signage in excess of a two square foot name plate attached to the building.

F. Shall be enclosed within a structure in complete conformity with current building, fire, electrical, and plumbing codes.

G. Required parking.

    a. 1 space for each staff. If a staff member resides within the home-based microschool, no additional parking space shall be required for the staff member

    b. 1 visitor parking space.

    c. 1 on-site drop off area space.

17-6-7 Micro-education entity standards.

A micro-education entity shall meet the following requirements:

A. Newly constructed micro-education entities shall comply with the development standards of the zone in which they are located. For the zones listed below, micro-education entities shall comply with the development standards in the following sections:

    a. Transit-Oriented Development: Section 17-7-8.4

    b. Riverwalk: 17-7-9.12.1.5

    c. The Junction at Midvale: 17-7-9.12.2.5

    d. Silver Refinery Overlay: 17-7-9.12.3.6

B. The number of students that a micro-education entity may have in a facility is determined by the facility's occupancy classification and occupant capacity under the state construction codes, as incorporated by Section 15A-2-103. Notwithstanding the facility's occupant capacity, a micro-education entity may not have more than 100 students.

C. Minimum of 20 net square feet per student.

D. Access must be provided and restricted to a minor arterial or larger as designated by the City's Master Transportation Plan.

E. A traffic plan must be reviewed and approved by the City Engineer. The traffic plan must include: traffic flow, drop off, turn-around areas.

F. Required parking.

    d. I space for each staff.

e. 8 visitor parking spaces. 1 additional visitor parking space is required for every 5 students beyond the first 20 students.

f. 8 on-site drop off area spaces. 2 additional drop off spaces are required for every 5 students beyond the first 20 students.

17-7-1.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in Section 17-7-1.2.1. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-1.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Agricultural Uses (AO zone only)	X			
Apiary*	X			
Assisted Living Facility, Group Home			X	X
Chickens, Keeping of*	X			
Child Care Facility (up to 12 children)*	X			X
Disabled Care Facility			X	X
Dwellings				
Single Family	X			
Duplex (DO zone only)	X			
External Accessory Dwelling Unit*	X			
Internal Accessory Dwelling Unit*	X			
Fence	X			
Flag Lot*	X			
Gated Community	X			

Home Occupation	X		X
Kennel, Private	X		
Manufactured Home	X		
Master Planned Development		X	
Municipal Facilities:			
Cemeteries	X		
Parks	X		
Public Safety Facility		X	
Public Utilities:			
Minor	X		
Major		X	
Recreational Facilities	X		
Trails	X		
Neighborhood Commercial NC-1 and NC-2		X	X
• Commercial Mixed Use			
• Commercial Use			
• Financial Institution without Drive-Up Window			
• Office General			
• Restaurant (Outdoor Dining) without Drive-Up Window			
• Vertical Mixed Use			
Personal Athletic Facility	X		
Pre-Existing Lot	X		

Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Schools, Private			X	X
Radio Station			X	X
Religious/Educational Institute:				
Permanent	X			
Temporary		X		
Swimming Pool*	X			
Telecommunications Facility <35' in height		X		

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17-7-2.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in Section 17-7-2.2.1. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-2.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Apiary*	X			
Assisted Living Facility, Group Home			X	X
Chickens, Keeping of*	X			
Child Care Facility (up to 12 children)*	X			
Disabled Care Facility			X	X
Dwellings				
Single Family	X			
External Accessory Dwelling Unit*	X			
Internal Accessory Dwelling Unit*	X			
Fence	X			
Flag Lot*	X			
Gated Community*	X			
Home Occupation	X			X
Kennel, Private	X			

Manufactured Home	X		
Master Planned Development		X	
Municipal Facilities:			
Cemeteries	X		
Parks	X		
Public Safety Facility		X	
Public Utilities:			
Minor	X		
Major		X	
Recreational facilities	X		
Trails	X		
Neighborhood Commercial NC-1 and NC-2		X	X
• Commercial Mixed Use			
• Commercial Use			
• Financial Institution without Drive-Up Window			
• Office General			
• Restaurant (Outdoor Dining) without Drive-Up Window			
• Vertical Mixed Use			
Personal Athletic Facility*	X		
Pre-Existing Lot	X		
Pre-Existing Structure	X		
Quasi-Public Facilities:			

Hospital			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Schools, Private			X	X
Nonprofit Multicultural Center		X		
Radio Station			X	X
Religious/Educational Institute:				
Permanent	X			
Temporary	X			
Swimming Pool*	X			
Telecommunications Facility <35' in height		X		

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17-7-3.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-3.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	**X**			
Assisted Living Facility, Group Home			**X**	**X**
Child Care				
Center: 6 children or less		**X**		**X**
Facility: 7 to 12 children			**X**	**X**
Disabled Care Facility			**X**	**X**
Dwellings:				
Single Family	**X**			
Duplex	**X**			
Multifamily:				
One-half to one acre		**X**		

Type	Allowed	Administrative	Conditional	Business License
Over one acre			**X**	
Fence	**X**			
External Accessory Dwelling Unit*	**X**			
Home Occupation	**X**			**X**
Internal Accessory Dwelling Unit*	**X**			
Kennel, Private		**X**		
Manufactured Home	**X**			
Master Planned Development			**X**	
Municipal Facilities:				
Animal Shelter			**X**	
Cemeteries	**X**			
Parks	**X**			
Public Safety Facility	**X**		**X**	
Public Utilities:				
Minor		**X**		

Type	Allowed	Administrative	Conditional	Business License
Major			**X**	
Recreational Facilities		**X**		
Trails		**X**		
Neighborhood Commercial			**X**	**X**
Personal Athletic Facility		**X**		
Pre-Existing Landscaping	**X**			
Pre-Existing Lighting	**X**			
Pre-Existing Lot	**X**			
Pre-Existing Structure	**X**			
Quasi-Public Facilities:				
Hospital			**X**	**X**
Schools, Private			**X**	**X**
Radio Station			**X**	
Religious/Educational Institute:				
Permanent	**X**			**X**

Type	Allowed	Administrative	Conditional	Business License
Temporary			**X**	**X**
Telecommunications Facility <35' in height		**X**		

A. *Additional Use-Specific Standards.*

1. *Internal Accessory Dwelling Unit.*

a. An IADU may only be constructed on a lot with one detached single family dwelling. The property owner must occupy one of the dwelling units on the property as their permanent residence for as long as the IADU remains on the property.

b. The IADU must conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. A building permit is required prior to engaging in any construction activity on an IADU.

c. Installing separate utility meters or separate addresses for an IADU is prohibited.

d. Any additions to an existing building must comply with the development standards within this chapter.

e. An IADU must provide off-street parking as described within this chapter.

f. An IADU may not be constructed within a mobile home or manufactured home.

g. An IADU may not be constructed on a lot with a total square footage of six thousand or less.

h. Prior to issuance of a certificate of occupancy for an IADU, the property owner must record a notice against the property's title that includes:

i. A description of the primary dwelling;

ii. A statement that the property contains an IADU; and

iii. A statement that the IADU may only be used in accordance with this title.

i. An IADU may not be rented or leased for a period of less than thirty consecutive days.

j. Only one IADU is permitted on each property.

2. *External Accessory Dwelling Unit.*

a. An EADU may only be constructed on a lot with one detached single family dwelling. The property owner must occupy one of the dwelling units on the property as their permanent residence for as long as the EADU remains on the property.

b. The EADU must conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health, and any other applicable codes. A building permit is required prior to engaging in any construction activity on an EADU.

c. Installing separate utility meters or separate addresses for an EADU is prohibited.

d. An EADU must comply with the standards in Section 17-7-3.8.

e. An EADU must provide off-street parking as described within this chapter.

f. An EADU may not be constructed on the same lot as a mobile home or manufactured home.

g. An EADU may not be constructed on a lot with a total square footage of six thousand or less.

h. Prior to issuance of a certificate of occupancy for an EADU, the property owner must record a notice against the property's title that includes:

i. A description of the primary dwelling;

ii. A statement that the property contains an EADU; and

iii. A statement that the EADU may only be used in accordance with this title.

i. An EADU may not be rented or leased for a period of less than thirty consecutive days.

j. Only one EADU is permitted on each property. (Ord. 2025-14 § 1 (Att. A); Ord. 2024-27 § 1 (Att. A); Ord. 2021-19 § 1 (Att. A); Ord. 5/07/2002A § 1; Ord. 11-13-2001 § 2)

The Midvale Municipal Code is current through Ordinance 2026-08, passed March 23, 2026.

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

City Website: www.midvalecity.org

Hosted by General Code.

17-7-4.2 Use table.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-4.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied	X			
Assisted Living Facility, Group Home			X	X
Child Care				
Center: 6 children or less		X		X
Facility: 7 to 12 children			X	X
Disabled Care Facility			X	X
Dwellings:				
Single Family	X			
Duplex	X			
Multifamily:				
One-half to one acre		X		

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Type	Allowed	Administrative	Conditional	Business License
Over one acre			**X**	
Fence	**X**			
External accessory dwelling unit*	**X**			
Home Occupation	**X**			**X**
Internal Accessory Dwelling Unit*	**X**			
Kennel, Private		**X**		
Manufactured Home	**X**			
Master Planned Development			**X**	
Municipal Facilities:				
Animal Shelter			**X**	
Cemeteries	**X**			
Parks	**X**			
Public Safety Facility			**X**	
Public Utilities:				
Minor		**X**		

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Type	Allowed	Administrative	Conditional	Business License
Major			X	
Recreational Facilities		X		
Trails		X		
Neighborhood Commercial			X	X
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lighting	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Schools, Private			X	X

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Type	Allowed	Administrative	Conditional	Business License
Radio Station			**X**	
Religious/Educational Institute:				
Permanent	**X**			**X**
Temporary			**X**	**X**
Telecommunications Facility <35' in height		**X**		

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17-7-5.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-5.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital			X	X
Assisted Living Facility				

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Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		X
> 1 acre			X	X
Athletic, Tennis, Health Club	X			X
Bed and Breakfast	X			X
Cemetery			X	X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Commercial Convenience Store			X	X
Comprehensive Mental Health Treatment			X	X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				

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Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		X		
> 1 acre			X	
Entertainment Center			X	X
Fences				
7' or less	X			
> 7'		X		
Financial Institution				
W/drive-up window	X			X
W/o drive-up window	X			X
External Accessory Dwelling Unit*	X			
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Kennel, Private		X		
Manufactured Home	X			

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Type	Allowed	Administrative	Conditional	Business License
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			
Mortuary, Funeral Home	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive and Clinical, Medical			X	X

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Type	Allowed	Administrative	Conditional	Business License
Outdoor Dining		X		X
Parking Lot				
Commercial			X	X
Private	X			
Plant Nursery			X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Recreation Facility, Commercial			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary		X		X

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Type	Allowed	Administrative	Conditional	Business License
Residential Facility, Handicapped			X	X
Residential Facility, Elderly			X	X
Restaurant w/o Drive-Up Window		X		X
Retail and Service Commercial w/o Drive-Up Window		X		X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			

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17-7-7.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-7.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied, Single Family only	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			
Animal Hospital	X			X
Assembly Use		X		X

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Type	Allowed	Administrative	Conditional	Business License
Assisted Living Facility				
≤ 1 acre		X		X
> 1 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast			X	X
Cafe/Deli	X			X
Car Wash		X		X
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Dwellings				
Single Family	X			
Duplex	X			
Multifamily				

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Type	Allowed	Administrative	Conditional	Business License
≤ 1 acre		**X**		
> 1 acre			**X**	
External Accessory Dwelling Unit*	**X**			
Entertainment Center			**X**	**X**
Fences				
7' or less	**X**			
> 7'		**X**		
Financial Institution				
W/drive-up window		**X**		**X**
W/o drive-up window	**X**			**X**
Heliport			**X**	**X**
Home Occupation	**X**			**X**
Hotel/Motel			**X**	**X**
Internal Accessory Dwelling Unit*	**X**			
Itinerant Merchant				

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Type	Allowed	Administrative	Conditional	Business License
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, Commercial		X		X
Manufactured Home	X			
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Mixed-Use	X			X
Mortuary, Funeral Home	X			X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		

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Type	Allowed	Administrative	Conditional	Business License
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Nursery, Commercial	X			X
Office				
General	X			X
Intensive and Clinical, Medical			X	X
Outdoor Dining		X		X
Outdoor Storage		X		
Parking Lot				
Commercial			X	X
Private	X			
Pre-Existing Landscaping	X			

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Type	Allowed	Administrative	Conditional	Business License
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Radio Station	X			X
Recreation Facility				
Commercial			X	X
Private	X			
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schoolos, micro-education entity	X			X

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Type	Allowed	Administrative	Conditional	Business License
Restaurant				
W/drive-up window		X		X
W/o drive-up window	X			X
Retail and Service Commercial				
W/drive-up window		X		X
W/o drive-up window	X			X
24 hour use			X	
Self-Service Storage Facility			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			
Rental	X			X
Sales (Minor)	X			X

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Type	Allowed	Administrative	Conditional	Business License
Sales and Service (Major)	**X**			**X**
Filling Station	**X**			**X**
Repair	**X**			**X**
Warehouse/Distribution			**X**	**X**

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17-7-8.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-8.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Building—Unoccupied (single family residential lot subdivision only)	X			
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C License	X			X
Restaurant	X			X
Package Agency				X
Private Club	X		X	X
State Liquor Store	X			X
Animal Hospital			X	X

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Type	Allowed	Administrative	Conditional	Business License
Assisted Living				
≤ 1/2 acre		X		X
> 1/2 acre			X	X
Auditorium, Assembly Hall			X	X
Bed and Breakfast Inn	X			X
Child Care				
Center: ≤ 6 children	X			X
Facility: ≥ 7 children		X		X
Commercial Repair Services	X			X
Dwellings				
Single Family (single family residential lot subdivision only)	X			
Medium and High Density Residential Developments (single family attached, single family detached, multifamily)			X	
Entertainment Center			X	X
External Accessory Dwelling Unit*	X			

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Type	Allowed	Administrative	Conditional	Business License
Fences				
≤ 7'	X			
> 7'		X		
Financial Institution				
W/o Drive-Up Window	X			X
W/ Drive-Up Window		X		X
Heliport			X	X
Home Occupation	X			X
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Itinerant Merchant				
Vending Carts	X			X
Seasonal Produce Stands	X			X
Live/Work Units			X	X
Manufactured Home	X			

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Type	Allowed	Administrative	Conditional	Business License
Medical Cannabis Pharmacy*	X			X
Mixed-Use			X	X
Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Major			X	
Minor		X		
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive			X	X
Outdoor Dining		X		
Parking Lot				

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Type	Allowed	Administrative	Conditional	Business License
Commercial			X	X
Personal	X			
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Radio Station	X			X
Recreation Facility				
Commercial			X	X
Private	X			
Religious/Educational Institution				
Permanent	X			X
Temporary			X	X

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Type	Allowed	Administrative	Conditional	Business License
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Restaurant W/o Drive Up Window	X			X
Retail and Service Commercial				
W/o Drive Up Window	X			X
W/ Drive Up Window			X	X
24-hour use			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	
Minor	X			

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17-7-9.3 Uses.

If a use is not specifically designated, it is prohibited. Some uses may be prohibited from certain areas of the zone due to environmental constraints. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Subarea 1—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—Unoccupied	·			
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Child Care:				
Center: ≤ 6 children		·		·
Facility: 7 to 12 children			·	·
Disabled Care Facility			·	·
Dwellings:				
Single Family, Detached	·			
Single Family, Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	

Subarea 1—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
External Accessory Dwelling Unit*	·			
Fences, 7' or less	·			
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Municipal Facilities:				
Parks	·			
Public Safety Facility			·	
Library			·	
Postal Facility			·	
Public Utilities:				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Private	·			

Subarea 1—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Religious/Educational Institution:				
Permanent	·			
Temporary		·		
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Telecommunications Facility < 35' in height		·		

Subarea 1—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital			·	·
Assembly Use:				
Electronic Instruments		·		·

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Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·

Subarea 1—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Athletic, Tennis, Health Club	·			·
Bed and Breakfast			·	·
Cafe, Deli	·			·
Carwash, Tunnel			·	·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Itinerant Merchant:				
Seasonal Food Stands	·			·

Subarea 1—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Manufacturing			·	·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			

Subarea 1—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Recreation Facilities	·			
Trails	·			
Nursery, Commercial	·			·
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·

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Schools, micro-education entity				
Restaurant:				

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Subarea 1—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial:				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
State Liquor Store	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Automobile Filling Station, Car Wash, and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial: Large*				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·

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Retail and Service Commercial: Medium**				
W/drive-up window		·		·

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Small***				
W/drive-up window	·	·		·
W/o drive-up window	·			·
24-hour use				·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Automobile Filling Station, Car Wash, and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Detached	·			

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
Entertainment Center			·	·
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial: Large*				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use		·		·

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Retail and Service Commercial: Medium**				

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·	·		·
Retail and Service Commercial: Small***				·
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·	·		·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 3—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·

Subarea 3—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Child Care:				
Center: ≤ 6 children		·		·
Facility: 7 to 12 children			·	·
Disabled Care Facility			·	·
Dwellings:				
Single Family, Detached	·			
Single Family, Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
External Accessory Dwelling Unit*	·			
Fences, 7' or less	·			
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Municipal Facilities:				
Parks	·			

Subarea 3—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Public Safety Facility			·	
Library			·	
Postal Facility			·	
Public Utilities:				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary		·		
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Telecommunications Facility < 35' in height		·		

Subarea 3—Urban

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Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			.	.

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Automobile Filling Station, Car Wash, and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial: Large*				
W/drive-up window		·		·

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W/o drive-up window	·			·
24-hour use	·			·

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Retail and Service Commercial: Medium**				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Small***				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			

Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Detached	·			
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	

Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			

Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Parking Lot:				
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			

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Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Retail and Service Commercial: Medium**				

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Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
Retail and Service Commercial: Small***				
W/o drive-up window	·			·
Telecommunications Facility		·		

Subarea 4—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Child Care:				
Center: ≤ 6 children		·		·
Facility: 7 to 12 children			·	·
Disabled Care Facility			·	·
Dwellings:				
Single Family, Detached	·			

Subarea 4—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Single Family, Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
External Accessory Dwelling Unit*	·			
Fences, 7' or less	·			
Home Occupation	·			
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Municipal Facilities:				
Parks	·			
Public Safety Facility			·	
Library			·	
Postal Facility			·	
Public Utilities:				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			

Subarea 4—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Quasi-Public Facility			·	·
Recreation Facility:				
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary		·		
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Telecommunications Facility < 35' in height		·		

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·

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Animal Hospital			·	·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Bed and Breakfast			·	·
Cafe, Deli	·			·
Carwash, Tunnel			·	·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/drive-up window		·		·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Manufacturing			·	·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Nursery, Commercial	·			·
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial:				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**

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Accessory Structure—unoccupied				
Alcoholic Beverage:				

Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Detached	·			
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre		·		

Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			

Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Parking Lot:				
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			

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Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Retail and Service Commercial: Medium**				

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Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
Retail and Service Commercial: Small***				
W/o drive-up window	·			·
Telecommunications Facility		·		

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Automobile Filling Station, Car Wash and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial: Large*				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Medium**				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Small***				

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W/drive-up window		·		·

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Bed and Breakfast Inn	·			·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
External Accessory Dwelling Unit*	·			
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Internal Accessory Dwelling Unit*	·			
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Parking Lot:				

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Retail and Service Commercial: Medium**	·			·
W/drive-up window		·		·
W/o drive-up window	·	·		·
24-hour use	·			·

Retail and Service Commercial: Small***	·			·
W/drive-up window		·		·
W/o drive-up window	·	·		·
24-hour use	·			·

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Shopping Center			·	·
Telecommunications Facility		·		

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Detached	·			
Single Family Attached	·			

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Municipal Facilities:				
Parks	·			

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Retail and Service Commercial: Medium**	·			·
W/drive-up window		·		·
W/o drive-up window	·	·		·
Retail and Service Commercial: Small***	·			·
W/drive-up window		·		·
W/o drive-up window	·	·		·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

17-7-9.12.1.3 Use.

Uses are categorized by subarea and land use designation as defined in the large scale master plan for Bingham Junction. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Subarea 1—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Child Care:				
Center: ≤ 6 children		·		·
Facility: 7 to 12 children			·	·
Disabled Care Facility			·	·
Dwellings:				
Single Family, Detached	·			
Single Family, Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	

Subarea 1—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
External Accessory Dwelling Unit*	·			
Fences, 7' or less	·			
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			
Master Planned Development			·	
Municipal Facilities:				
Parks	·			
Public Safety Facility			·	
Library			·	
Postal Facility			·	
Public Utilities:				
Minor	·			
Recreation Facilities	·			
Trails	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Private	·			
Religious/Educational Institution:				
Permanent	·			

Subarea 1—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Temporary		·		
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Telecommunications Facility < 35' in height		·		

Subarea 1—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Athletic, Tennis, Health Club	·			·
Animal Hospital			·	·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·

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Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Bed and Breakfast			·	·

Subarea 1—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Cafe, Deli	·			·
Carwash, Tunnel			·	·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·

Subarea 1—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Manufacturing			·	·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Minor	·			
Recreation Facilities	·			
Trails	·			
Nursery, Commercial	·			·

Subarea 1—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·

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Retail and Service Commercial:				

Subarea 1—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		

Subarea 2—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Athletic, Tennis, Health Club	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·

Subarea 2—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Hotel/Motel			·	·

Subarea 2—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Hospital, Medical Center			·	·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Minor	·			

Subarea 2—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				

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W/o drive-up window	·			·
W/drive-up window		·		·

Subarea 2—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Retail and Service Commercial: Large*				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Medium**				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Small***				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use				·
Shopping Center			·	·
Telecommunications Facility		·		

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Dwellings:				
Single Family Detached	·			
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
Entertainment Center			·	·
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Internal Accessory Dwelling Unit*	·			

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Parking Lot:				
Commercial			·	·

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial: Large*				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use		·		·

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Retail and Service Commercial: Medium**				
W/drive-up window		·		·

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Small***				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		

Subarea 5—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Athletic, Tennis, Health Club	·			·

Subarea 5—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Automobile Filling Station, Car Wash and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		

Subarea 5—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Hotel/Motel			·	·
Hospital, Medical Center			·	·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				

Subarea 5—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·

Subarea 5—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial: Large*				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Medium**				

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W/drive-up window		·		·
W/o drive-up window	·			·

Subarea 5—Retail/Office/Flex				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
24-hour use	·			·
Retail and Service Commercial: Small***				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

* Large: 25,000 SF or larger, single tenant

** Medium: 12,500 SF to 24,999 SF, single tenant

*** Small: 400 SF to 12,499 SF, single tenant

17-7-9.12.2.3 Use.

Uses are categorized by subarea and land use designation as defined in the large-scale master plan for Bingham Junction. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Automobile Filling Station, Car Wash, and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial:				
Large****				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial:				
Medium**				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial:				
Small***				
W/drive-up window	·	·		·
W/o drive-up window	·			·

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24-hour use				·
Shopping Center			·	·
Telecommunications Facility		·		

Subarea 2—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Warehouse/Distribution			·	·

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Automobile Filling Station, Car Wash, and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Detached	·			
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
Entertainment Center			·	·
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·

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Schools, micro-education entity	·			·
Restaurant:				

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Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial:				
Large****				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use		·		·
Retail and Service Commercial:				
Medium**				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·	·		·
Retail and Service Commercial:				
Small***				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·	·		·

Subarea 2—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 3—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Child Care:				
Center: ≤ 6 children		·		·
Facility: 7 to 12 children			·	·
Disabled Care Facility			·	·
Dwellings:				
Single Family, Detached	·			
Single Family, Attached	·			

Subarea 3—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
External Accessory Dwelling Unit*	·			
Fences, 7' or less	·			
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Municipal Facilities:				
Parks	·			
Public Safety Facility			·	
Library			·	
Postal Facility			·	
Public Utilities:				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Quasi-Public Facility			·	·

Subarea 3—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Recreation Facility:				
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary		·		
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Telecommunications Facility < 35' in height		·		

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital	·			·

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Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Automobile Filling Station, Car Wash, and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial:				
Large****				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial:				
Medium**				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial:				

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Small***				
W/drive-up window		.		.

Subarea 3—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·

Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Detached	·			
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·

Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		

Subarea 3—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Parking Lot:				
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Retail and Service Commercial:				
Medium**				
W/o drive-up window	·			·
Retail and Service Commercial:				
Small***				
W/o drive-up window	·			·

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Telecommunications Facility				

Subarea 4—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Child Care:				
Center: ≤ 6 children		·		·
Facility: 7 to 12 children			·	·
Disabled Care Facility			·	·
Dwellings:				
Single Family, Detached	·			
Single Family, Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
External Accessory Dwelling Unit*	·			
Fences, 7' or less	·			
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			

Subarea 4—Residential				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Kennel, Private		·		
Master Planned Development			·	
Municipal Facilities:				
Parks	·			
Public Safety Facility			·	
Library			·	
Postal Facility			·	
Public Utilities:				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary		·		
Schools, Charter	·			
Schools, home-based microschool	·			·

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Schools, micro-education entity				
Telecommunications Facility < 35' in height				

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Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital			·	·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Bed and Breakfast			·	·
Cafe, Deli	·			·
Carwash, Tunnel			·	·
Child Care:				
Center: ≤ 6 children	·			·

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·
Manufacturing			·	·

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Nursery, Commercial	·			·
Office:				
General	·			·
Intensive			·	·

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial:				

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W/drive-up window		·		·

Subarea 4—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·

Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Detached	·			
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre		·		
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·

Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		

Subarea 4—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Parking Lot:				
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Retail and Service Commercial: Medium**				
W/o drive-up window	·			·
Retail and Service Commercial: Small***				

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W/o drive-up window	·			·
Telecommunications Facility		·		

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Package Agency			·	·
Private Club/ Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Animal Hospital	·			·
Assembly Use:				
Electronic Instruments		·		·
Computer		·		·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Automobile Filling Station, Car Wash and/or Repair		·		·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Disabled Care Facility			·	·
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Hospital, Medical Center			·	·
Hotel/Motel			·	·
Itinerant Merchant:				
Seasonal Food Stands	·			·
Christmas Tree Sales	·			·
Fireworks Stands	·			·
Seasonal Produce Stands	·			·
Seasonal Flower Stands	·			·

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Mortuary/Funeral Home	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/ Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Restaurant:				
W/o drive-up window	·			·
W/drive-up window		·		·
Retail and Service Commercial: Large****				
W/drive-up window		·		·

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W/o drive-up window	·			·
24-hour use	·			·

Subarea 5—Urban				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Retail and Service Commercial: Medium**				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Retail and Service Commercial: Small***				
W/drive-up window		·		·
W/o drive-up window	·			·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		
Warehouse/ Distribution			·	·

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Alcoholic Beverage:				
Package Agency			·	·
Private Club/Tavern	·			·
Restaurant, Beer Retailer, etc.	·			·
State Liquor Store	·			·
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Bed and Breakfast Inn	·			·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Entertainment Center			·	·
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			

Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Parking Lot:				
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·

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Schools, micro-education entity	·			·
Retail and Service Commercial: Medium**				
W/drive-up window		·		·
W/o drive-up window	·			·

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Subarea 5—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
24-hour use	·			·
Retail and Service Commercial: Small***				
W/drive-up window		·		·
W/o drive-up window	·	·		·
24-hour use	·			·
Shopping Center			·	·
Telecommunications Facility		·		

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Accessory Structure—unoccupied	·			
Assisted Living:				
≤ 1/2 acre		·		·
> 1/2 acre			·	·
Athletic, Tennis, Health Club	·			·
Cafe, Deli	·			·
Child Care:				
Center: ≤ 6 children	·			·

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Facility: ≥ 7 children		·		·
Disabled Care Facility			·	·
Dwellings:				
Single Family Detached	·			
Single Family Attached	·			
Multifamily 1/2—1 acre		·		
Multifamily > 1 acre			·	
External Accessory Dwelling Unit*	·			
Fences:				
7' or less	·			
7' or more		·		
Financial Institution:				
W/o drive-up window	·			·
W/drive-up window		·		·
Home Occupation	·			·
Internal Accessory Dwelling Unit*	·			
Kennel, Private		·		

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Master Planned Development			·	
Medical Cannabis Pharmacy*	·			·
Mixed-Use—horizontal, vertical	·			·
Municipal Facilities:				
Parks	·			
Public Safety Facility		·		
Library	·			
Postal Facility			·	
Public Utilities				
Major			·	
Minor	·			
Recreation Facilities	·			
Trails	·			
Office:				
General	·			·
Intensive			·	·
Outdoor Dining		·		
Outdoor Storage		·		
Parking Lot:				

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Commercial			·	·
Private	·			
Quasi-Public Facility			·	·
Recreation Facility:				
Commercial			·	·
Private	·			
Religious/Educational Institution:				
Permanent	·			
Temporary			·	
Schools, Charter	·			
Schools, home-based microschool	·			·
Schools, micro-education entity	·			·
Retail and Service Commercial:				
Medium**				
W/drive-up window		·		·
W/o drive-up window	·	·		·
Retail and Service Commercial: Small***				

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W/drive-up window		·		·
W/o drive-up window	·	·		·
Telecommunications Facility		·		

Subarea 6—Mixed-Use				
Use Type	**Allowed**	**Administrative**	**Conditional**	**Business License**
Warehouse/ Distribution			.	.

** Medium: 12,500 SF to 24,999 SF, single tenant

*** Small: 400 SF to 12,499 SF, single tenant

**** Large: 25,000 SF and above

17-7-9.12.3.4Use.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Urban Use Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage:				
Package Agency			•	•
Private Club/Tavern	•			•
Restaurant, Beer Retailer, Etc.	•			•
State Liquor Store	•			•
Animal Hospital	•			•
Assembly:				
Electronic Instruments		•		•
Computer		•		•
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•

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Urban Use Type	Allowed	Administrative	Conditional	Business License
Athletic, Tennis, Health Club	•			•
Automobile Filling Station, Car Wash, and/or Repair			•	•
Cafe, Deli	•			•
Child Care:				•
Center: ≤ 6 children	•			
Facility: ≥ 7 children		•		
Disabled Care Facility			•	•
Entertainment Center			•	•
Fences:				
7' or less	•			
7' or more		•		
Financial Institution:				•
W/o drive-up window	•			
W/drive-up window		•		
Hotel/Motel			•	•

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Urban Use Type	Allowed	Administrative	Conditional	Business License
Itinerant Merchant:				
Seasonal Food Stands	•			•
Christmas Tree Sales	•			•
Fireworks Stands	•			•
Seasonal Produce Stands	•			•
Medical Cannabis Pharmacy*	•			•
Mixed-Use—horizontal, vertical	•			•
Mortuary/Funeral Home	•			•
Municipal Facilities:				
Parks	•			
Public Utilities:				
Major			•	
Minor	•			
Trails	•			
Office:				

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Urban Use Type	Allowed	Administrative	Conditional	Business License
General	•			•
Intensive			•	•
Medical/Clinical			•	•
Outdoor Dining		•		
Parking Lot:				
Commercial			•	•
Private	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Commercial			•	•
Private	•			
Religious/Educational Institution	•			
Schools, Charter	•			
Schools, home-based microschool	•			•
Schools, micro-education entity	•			•

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Urban Use Type	Allowed	Administrative	Conditional	Business License
Restaurant:				•
W/o drive-up window	•			
W/drive-up window		•		
Retail and Service Commercial—Medium**				•
W/o drive-up window	•			
W/drive-up window		•		
24-hour use		•		
Retail and Service Commercial—Small***				•
W/o drive-up window	•			
W/drive-up window		•		
24-hour use		•		
Telecommunications Facility < 35' in height		•		

****** Medium: 12,500 SF to 24,999 SF, single tenant

******* Small: 400 SF to 12,499 SF, single tenant

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Residential Use Type	Allowed	Administrative	Conditional	Business License
Accessory Unoccupied Structure	•			
Assisted Living:				
≤ 1/2 acre		•		•
> 1/2 acre			•	•
Child Care:				
Center: ≤ 6 children		•		•
Facility: 7 to 12 children			•	•
Disabled Care Facility			•	•
Dwellings:				
Single Family, Detached	•			
Single Family, Attached	•			
Multifamily 1/2—1 acre		•		
Multifamily > 1 acre			•	
External Accessory Dwelling Unit*	•			
Fences, 7' or less	•			

Residential Use Type	Allowed	Administrative	Conditional	Business License
Home Occupation	•			•
Internal Accessory Dwelling Unit*	•			
Kennel, Private		•		
Master Planned Development			•	
Municipal Facilities:				
Parks	•			
Public Utilities:				
Major			•	
Minor	•			
Trails	•			
Quasi-Public Facility			•	•
Recreation Facility:				
Private	•			
Religious/Educational Institution	•			
Telecommunications Facility < 35' in height		•		

17-7-10.11.2 Uses.

A. *Use Table.* The following uses are allowed with the applicable development permit(s) in Jordan Bluffs Subarea 4. If a use is not specifically designated, then it is prohibited. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-10.11.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Assisted Living Facility			**X**	**X**
Child Care, In-Home:				
Center: ≤ 6 children		**X**		**X**
Facility: 7 to 12 children			**X**	**X**
Dwellings:				
Multifamily	**X**			
Single Family, Attached	**X**			
Home Occupation	**X**			**X**
Religious/Educational Institution	**X**			
Residential Facility for Elderly Persons	**X**			
Residential Facility for Persons	**X**			**X**

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Type	Allowed	Administrative	Conditional	Business License
with a Disability				
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X

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17-7-10.12.3 Use table.

The following uses are allowed with the applicable development permit(s) in Jordan Bluffs Subareas 1-3. If a use is not specifically designated, then it is prohibited. Uses designated with asterisk (*) require specific additional standards included in Section 17-7-10-12.12. Unless otherwise specified, all buildings and uses shall comply with all city development requirements. The size, location, appearance, and method of operation shall be specified to the extent necessary to ensure compliance with the requirements in this title. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-10.12.2. Uses

Use Type
Accessory Structure
Animal Clinic/Hospital
Assembly Hall
Assisted Living
Child Care
Data Center/Data Storage Facility
Disabled Care Facility
Dwellings:
Townhomes (single family attached units)
Condominiums

Use Type
Multifamily (stacked units)
Entertainment Center
Financial Institution:
W/o drive-up window
W/drive-up window*
Food Truck Court*
Home Occupation
Hotel
Manufacturing
Medical Cannabis Pharmacy*
Mixed Use
Mortuary/Funeral Home
Municipal Facilities
Office
Outdoor Dining*
Outdoor Storage

Use Type
Parking Lot/Structure
Public and Quasi-Public Facility
Recreation Facility, Commercial
Religious/Educational Institution
Research and Development
Residential Facility for Elderly Persons*
Residential Facility for Persons with a Disability*
Restaurant:
W/o drive-up window
W/drive-up window*
Retail and Service Commercial:
W/o drive-up window
W/drive-up window*
Schools, Charter
Schools, home-based microschool
Schools, micro-education entity

Use Type
Telecommunications Facility*, including wireless
Warehouse/Distribution/Flex

17-7-12.1.2 Use table.

If a use is not specifically designated, then it is prohibited. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-12.1.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Home occupation	X			X
Multifamily			X	
Mixed-Use*			X	
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X

***** Allowed commercial uses within a mixed-use building shall be subject to the use list in Table 17-7-12.2 and conditional use standards in Section 17-7-12.9 where applicable.

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17-7-12.2 Uses.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-12.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			X
Animal Hospital	X			X
Assisted Living Facility				
≤ 1 acre		X		

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Type	Allowed	Administrative	Conditional	Business License
> 1 acre			X	
Auditorium, Assembly Hall			X	X
Carwash		X		
Child Care				
≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Entertainment Center			X	X
Fences				
7' or less	X			
7' or more		X		
Financial Institution				
W/o drive up window	X			X
W/drive up window		X		X

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Type	Allowed	Administrative	Conditional	Business License
Golf Course, private			X	X
Heliport			X	X
Hotel/Motel			X	X
Itinerant Merchants				
Vending Carts	X			X
Seasonal Food Stands	X			X
Christmas Tree Sales	X			X
Fireworks Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, Commercial		X		X
Manufactured Home	X			
Medical Cannabis Pharmacy	X			X
Mortuary/Funeral Home	X			X

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Type	Allowed	Administrative	Conditional	Business License
Municipal Facilities				
Parks				
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			X
Intensive			X	X
Outdoor Dining		X		X
Parking Lot				
Commercial			X	X
Private	X			

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Type	Allowed	Administrative	Conditional	Business License
Pawn Shop		X	X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities				
Hospital			X	X
Schools, Private			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Radio Station	X			X

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Type	Allowed	Administrative	Conditional	Business License
Recreation Facility Commercial			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Restaurant				
W/drive up window		X		X
W/o drive up window	X			X
Retail and Service Commercial				
W/drive up window		X		X
W/o drive up window	X			X
24 hour use			X	X
Retail Tobacco Specialty Business*	X			X
Shopping Center			X	X
Telecommunications Facility		X		

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Type	Allowed	Administrative	Conditional	Business License
Transportation Facility				
Major			X	
Minor	X			
Rental	X			X
Sales (Minor)	X			X
Sales and Service (Major)	X			X
Filling Station	X			X
Repair	X			X

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17-7-13.2 Uses.

If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-13.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C Tavern	X			X
Restaurant	X			X
Package Agency			X	X
Private Club	X			X
State Liquor Store	X			X
Animal Hospital	X			X
Assisted Living Facility				
≤ 1 acre		X		
> 1 acre			X	
Auditorium, Assembly Hall			X	X
Cannabis Production Establishment*	X			X
Car Wash		X		X
Child Care				

≤ 6 children	X			X
≥ 7 children		X		X
Commercial Repair Services	X			X
Entertainment Center			X	X
Fences				
7' or less	X			
7' or more		X		
W/barbed or razor wire			X	
Electrified Security			X	
Financial Institution				
W/o drive up window	X			X
W/drive up window		X		X
Golf Course, Private			X	X
Heliport			X	X
Hospital			X	X
Hotel/Motel			X	X
Itinerant Merchants				
Seasonal Food Stands	X			X
Seasonal Produce Stands	X			X
Seasonal Flower Stands	X			X
Kennel, Commercial		X		X
Manufacturing Use	X			X
Medical Cannabis Pharmacy*	X			X
Mortuary/Funeral Home	X			X

Municipal Facilities				
Parks		X		
Public Safety Facility		X		
Public Utilities				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		
Office				
General	X			
Intensive			X	
Outdoor Dining		X		X
Outdoor Storage		X		
Parking Lot				
Commercial			X	X
Private	X			
Pawn Shop		X	X	
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Private Club			X	X
Quasi-Public Facilities				

Hospital			X	X
Schools, Private			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Radio Station	X			
Recreation Facility, Commercial			X	X
Recycling Center			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Restaurant				
W/drive up window		X		X
W/o drive up window	X			X
Retail and Service Commercial				
W/drive up window		X		X
W/o drive up window	X			X
24 hour use			X	X
Retail Tobacco Specialty Business*	X			X
Self-Service Storage Facility			X	X
Sexually Oriented Business			X	X
Shopping Center			X	X
Storage Yard		X		
Telecommunications Facility		X		

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Transfer Station		X	X
Transportation Facilities			
Minor	X		
Major		X	
Rental	X		X
Sales (Minor)	X		X
Sales and Service (Major)	X		X
Filling Station	X		X
Repair	X		X
Warehouse/Distribution	X		

17-7-15.3 Use tables.

Due to the special circumstances of this overlay zone area, given that this overlay zone is intended to allow for the redevelopment of certain larger parcels on and adjacent to the State Street corridor, the following uses are the only uses allowed in the State Street overlay zone. If a use is not specifically designated, it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-15.3. Uses

Type	Allowed	Administrative	Conditional	Business License
Accessory Structure, Unoccupied (Single Family and Duplex Only)		**X**		
Assisted Living Facility, Group Home			**X**	**X**
Alcoholic Beverage:				
Class A License	**X**			**X**
Class B License	**X**			**X**
Class C Tavern	**X**			**X**
Restaurant	**X**			**X**
Package Agency			**X**	**X**
Private Club	**X**			**X**

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Type	Allowed	Administrative	Conditional	Business License
State Liquor Store	**X**			
Assembly Use		**X**		**X**
Assisted Living Facility, Disabled Care, Group Home:				
≤ 1 acre		**X**		**X**
> 1 acre			**X**	**X**
Auditorium, Assembly Hall			**X**	**X**
Bed and Breakfast	**X**			**X**
Cafe/Deli	**X**			**X**
Child Care:				
Center: 6 children or less		**X**		**X**
Facility: ≥ 7 children			**X**	**X**
Commercial Repair Services	**X**			**X**
Commercial Convenience Store Including Gas Sales			**X**	**X**
Dwellings:				

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Type	Allowed	Administrative	Conditional	Business License
Single Family Detached	**X**			
Duplex	**X**			
Multifamily:				
1/2—1 acre		**X**		
> 1 acre		**X**		
Entertainment Center			**X**	**X**
External Accessory Dwelling Unit*	**X**			
Fences:				
7' or less	**X**			
7' or more		**X**		
Financial Institution:				
W/drive-up window	**X**			**X**
W/o drive-up window		**X**		**X**
Heliport			**X**	**X**
Home Occupation	**X**			**X**

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Type	Allowed	Administrative	Conditional	Business License
Hotel/Motel			X	X
Internal Accessory Dwelling Unit*	X			
Manufactured Home	X			
Live/Work Units			X	X
Mixed-Use			X	X
Master Planned Development			X	
Medical Cannabis Pharmacy*	X			X
Municipal Facilities:				
Parks		X		
Public Safety Facility		X		
Public Utilities:				
Minor		X		
Major			X	
Recreational Facilities		X		
Trails		X		

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Type	Allowed	Administrative	Conditional	Business License
Neighborhood Commercial			X	X
Office:				
General	X			X
Intensive and Clinical, Medical			X	X
Parking Lot:				
Commercial			X	X
Private	X			
Personal Athletic Facility		X		
Pre-Existing Landscaping	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities:				
Hospital			X	X
Schools, Private			X	X

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Type	Allowed	Administrative	Conditional	Business License
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Recreation Facility:				
Commercial			X	X
Private	X			
Religious/Educational Institute:				
Permanent	X			X
Temporary		X		X
Residential Facility:				
Handicapped	X			X
Elderly	X			X
Restaurant:				
W/drive-up window		X		X
W/o drive-up window	X			X

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Type	Allowed	Administrative	Conditional	Business License
Retail and Service Commercial:				
W/drive-up window		**X**		**X**
W/o drive-up window	**X**			**X**
24-hour use			**X**	**X**
Shopping Center			**X**	**X**
Telecommunications Facility < 35' in height		**X**		
Transportation Facility:				
Major			**X**	
Minor	**X**			

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17-7-17.2 Use table.

If a use is not specifically designated, then it is prohibited. Uses designated with an asterisk (*) have additional use-specific standards included in subsection (A) of this section. Some uses have additional standards included in Chapter 17-6, Supplementary Regulations.

Table 17-7-17.2. Uses

Type	Allowed	Administrative	Conditional	Business License
Alcoholic Beverage				
Class A License	X			X
Class B License	X			X
Class C License	X			X
Restaurant	X			X
Private Club	X		X	X
State Liquor Store	X			X
Assisted Living Facility				
≤ 1/2 acre		X		X
> 1/2 acre			X	X
Auditorium, Assembly Hall			X	X
Child Care				
Center: ≤ 6 children	X			X
Facility: ≥ 7 children		X		X
Dwellings				
Mixed-Use, Commercial or Vertical			X	X
Entertainment Center			X	X

Fences					
≤ 7'		X			
> 7'			X		
Financial Institution					
W/o Drive Up Window		X			X
Home Occupation		X			X
Hotel/Motel				X	X
Itinerant Merchant					
Vending Carts		X			X
Seasonal Produce Stands		X			X
Live/Work Units				X	X
Medical Cannabis Pharmacy*		X			X
Municipal Facilities					
Parks			X		
Public Safety Facility			X		
Public Utilities					
Major				X	
Minor			X		
Recreational Facilities					
Commercial				X	
Public	X				
Trails			X		
Office					
General		X			X

Intensive			X	X
Outdoor Dining		X		
Parking Lot				
Commercial			X	X
Private	X			
Pre-Existing Landscaping	X			
Pre-Existing Lighting (outdoor)	X			
Pre-Existing Lot	X			
Pre-Existing Structure	X			
Pre-Existing Use	X			
Quasi-Public Facilities			X	X
Religious/Educational Institute				
Permanent	X			X
Temporary			X	X
Schools, Charter	X			
Schools, home-based microschool	X			X
Schools, micro-education entity	X			X
Retail and Service Commercial				
W/o Drive Up Window	X			X
24-hour use			X	X
Shopping Center			X	X
Telecommunications Facility		X		
Transportation Facility				
Major			X	

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Minor	**X**

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Midvale.Utah.gov

MIDVALE CITY COUNCIL
STAFF REPORT
06/02/2026

SUBJECT

Consider Ordinance No. 2026-O-15 Modifying Setback Exceptions in Various Sections of Title 17 based on changes in the Utah State Code from H.B. 476 in the 2024 General Session.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The proposed amendment modifies every applicable Section of Title 17 that relates to residential rear setback exceptions. House Bill 476 of the 2024 Utah Legislature enacted UCA 10-9a-540 (renumbered to 10-20-623 on 11/6/2025) which permits "allowable features" as defined within the rear setback area of a residential dwelling, see Attachment 1.

Amendments are also proposed to further clarify how the International Residential and Building Codes are applicable for window wells for setbacks on single family homes, and amends language to be more clearly understood for International Building Code applicability for building setbacks.

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

-ZONING CODE AMENDMENT CRITERIA-

Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102;
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets criteria 1, 2 and 3 listed above. The proposed amendment promotes the general plan, purposes of this title, and purposes of Utah State Code 10-9a-102 (renumbered to 10-20-101) by conforming Title 17 to the governing Utah State Code as amended by the State Legislature. The proposed amendment also amends language to make interpretation more straightforward for setbacks in relation to the International Residential and Building Codes as applicable.

STAFF RECOMMENDATION

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

Finding:

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously recommended approval of the zoning code text amendment request at the May 13, 2026 regular meeting, with the finding noted above.

RECOMMENDED MOTION

I move that we approve Ordinance No. 2026-O-15 modifying setback exceptions in various sections of Title 17 based on changes in the Utah State Code from H.B. 476 in the 2024 General Session as provided in the attachments, with the finding noted in the staff report.

ATTACHMENTS

1. Utah State Code Section 10-20-623
2. Ordinance No. 2026-O-15

Effective 11/6/2025

10-20-623 Residential rear setback limitations.

(1) As used in this section:

(a) "Allowable feature" means:

(i) a landing or walkout porch that:

(A) is no more than 32 square feet in size; and

(B) is used for ingress to and egress from the rear of the residential dwelling; or

(ii) a window well.

(b) "Landing" means an uncovered, above-ground platform, with or without stairs, connected to the rear of a residential dwelling.

(c) "Setback" means the required distance between the property line of a lot or parcel and the location where a structure is allowed to be placed under an adopted land use regulation.

(d) "Walkout porch" means an uncovered platform that is on the ground and connected to the rear of a residential dwelling.

(e) "Window well" means a recess in the ground around a residential dwelling to allow for ingress and egress through a window installed in a basement that is fully or partially below ground.

(2) A municipality may not enact or enforce an ordinance, resolution, or policy that prohibits or has the effect of prohibiting an allowable feature within the rear setback of a residential building lot or parcel.

(3) Subsection (2) does not apply to a historic district within the municipality.

Renumbered and Amended by Chapter 15, 2025 Special Session 1

MIDVALE, UTAH
ORDINANCE NO. 2026-O-15

AN ORDINANCE MODIFYING SETBACK EXCEPTIONS IN VARIOUS SECTIONS OF TITLE 17 BASED ON CHANGES IN THE UTAH STATE CODE FROM H.B. 476 IN THE 2024 GENERAL SESSION.

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 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 Council has considered the impact the proposed ordinance may have on family health, stability and formation; and

WHEREAS, the City desires to modify setback exceptions in various sections of Title 17 based on changes in the Utah State Code from H.B. 476 in the 2024 General Session; and

WHEREAS, the Planning Commission held a public hearing on May 13, 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 June 2, 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: Modifying setback exceptions in various sections of Title 17 based on changes in the Utah State Code from H.B. 476 in the 2024 General Session.

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

PASSED AND APPROVED this 2nd day of June, 2026.

_____
Dustin Gettel, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

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

Date of first publication: _____

Attachment A:

17-2-2 “B” definitions.

“Building coverage” means the maximum horizontal area within the outer perimeter of the building walls, dividers, or columns at ground level or above, whichever is the greater area, including, without limitation, courts and exterior stairways, but excluding:

A. Uncovered decks, landings, porches, patios, terraces, and stairways all less than thirty inches high; and

B. The outer four feet of completely open, uncovered, cantilevered balconies that have a minimum of eight feet vertical clearance below.

“Building footprint” means the total area of the foundation of the structure, or the furthest exterior wall of the structure projected to natural grade, not including stairs, landings, patios, and decks.

17-2-7 “G” definitions.

“Gross floor area” means the area of a building including all enclosed areas designed for human occupation. “Gross floor area” does not include unenclosed porches, landings, balconies, patios and decks, vent shafts, courtyards or garages, up to a maximum floor area of six hundred square feet.

17-2-8 “H” definitions.

“Hardscape” means patios, landings, decks and paths. Does not include driveways and sidewalks.

17-2-9 "I" definitions.

"Impervious surface" means and includes all buildings or structures measured at their greatest extent and so as to include areas overhung by eaves, balconies, landings, decks and other projecting features of the structure; also all paved or otherwise hard-surfaced areas such as roads, curbs and gutters, walks, parking lots and loading areas, and asphalt or concrete aprons for solid waste containers, signs or outdoor mechanical equipment.

17-2-12 "L" definitions.

"Landing" means the same as the term is defined in Section 10-20-623 of the Utah Code Annotated, as amended.

"Lot coverage" means the maximum area of a lot which may be occupied by a structure. Lot coverage is expressed as a ratio. Arcades, open porches, landings, decks, terraces, and stoops are excluded from the calculation.

17-2-16 "P" definitions.

"Porch" means an open-air room appended to the mass of a building with a floor and roof, but no walls on at least two sides.

Porch, walkout. See "Walkout porch."

17-2-19 "S" definitions.

"Site cover" means the area covered by an impervious surface such as a structure, deck, landing, porch, pool, parking lot, patio, walk, or driveway.

17-2-23 “W” definitions.

“Walkout porch” means the same as the term is defined in Section 10-20-623 of the Utah Code Annotated, as amended.

“Window well” means the same as the term is defined in Section 10-20-623 of the Utah Code Annotated, as amended.

17-7-1.2.1 Specific review criteria for certain allowed uses.

[...]

F. *Flag Lot.* Each application for new subdivision of a flag lot or for new development on a flag lot shall demonstrate that the application complies with the following criteria:

1. *Lot Area.* The minimum area of the banner portion of the proposed flag lot is ~~seven thousand~~7,000 square feet and the minimum area of the remaining frontage lot is ~~seven thousand~~7,000 square feet;

2. *Lot Width and Depth.* The minimum banner portion width and depth is ~~seventy-five~~75 feet. The minimum lot width and depth of the frontage lot complies with all lot standards for the zone;

3. *Setbacks.* Setbacks for new development on a flag lot are ~~fifteen~~ 15 feet for each of the front side and rear yards. New development on a flag lot is entitled to the same yard exceptions as a frontage lot, with the rear yard lot line of the frontage lot serving as the front yard lot line for the banner portion of the flag lot;

4. *Height.* The maximum proposed height for a structure is ~~twenty-five~~25 feet;

5. *Stories.* A structure shall not exceed one story;

6. *Parking/Driveway Access.* Each flag lot and each frontage lot shall provide two parking spaces on the side or rear yard of property. The driveway shall have a paved width of ~~twenty~~ 20 feet;

7. *Fire Department Access and Water Supply.* Each dwelling must adhere to the fire code; and

8. *Utilities.* Both the flag lot dwelling and the frontage lot dwelling must be serviced by a public water and sewer system.

Table 17-7-1.3. Minimum Flag Lot Development Standards

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
FLAG	**Standard for Banner Portion**	7,000 s.f.	75'	75'	20'	**Front:** 15' **Side:** 15' **Rear:** 15'	N/A	25' to midpoint
	Exceptions	No	No		No	**Projections:** ≤ 3~~2 1/2~~' **Front:** 5' paved walk **Front/Side:** 20' paved drive **Side/Rear:** ~~Stairs and balconies ≤ 3'~~See text in MMC 17-7-1.4(A)	N/A	No

[...]

17-7-1.4 Development standards.

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is 30~~thirty~~ feet. If ~~fifty percent~~50% or more of the lots on the block are developed with a front yard setback of ~~twenty-five~~25 feet or less, the front yard setback shall be 20~~twenty~~ feet.

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

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

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

      ii. *Projections.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

      iii. *Impervious Surfaces.* A driveway with a width of ~~twenty~~ 20 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.

2. *Side.* The minimum side yard setback is eight feet, subject to the following exceptions:

   a. *Projection.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.

   b. *Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the side yard up to three feet.

   c. *Single Family Attached Structure.* In the case of a preexisting single family attached structure, the structure shall be exempt from the interior side yard setback.

   d. *Attached Single-Car Garages and Carports.* In the case where an existing single family residence has an attached garage or carport that accommodates less than two cars because of its width, the garage or carport may be extended to the side yard property line, as well as toward the rear yard at the same setback as the existing structure, provided the following items are satisfied. (For purposes of this provision, “existing” is defined as structures built before the adoption of this provision):

i. The extended structure area is for a garage use only; the encroachment into the side yard setback cannot be used as habitable space.

ii. The extended structure shall not exceed one story, and shall not extend above the roofline of the existing residential structure.

iii. The width of the garage or carport shall not exceed ~~twenty-four~~24 feet.

iv. The depth of the garage or carport shall not exceed ~~twenty-four~~24 feet or the depth of the existing garage or carport, whichever is greater. The existing depth of the garage shall not include storage areas or additions that are outside the existing roofline of the garage.

v. The extended structure shall contain no openings on the side contiguous to the property line and no drainage from the roof shall be discharged onto an adjacent property.

vi. Proof of licensed survey identifying the property line adjacent to the extended structure and assurance that the extended structure will not be constructed on any designated utility easement(s).

vii. All fire and building code provisions that address structures, their features and siting shall be addressed.

viii. This exception is intended to provide a property owner of an older home with an attached single-car garage or carport the ability to have a standard attached two-car garage or carport where it otherwise would not be allowed because of the eight-foot side yard setback.

ix. All new home construction shall comply with the eight-foot side yard setback. This includes situations where the existing house is demolished and replaced with a new structure.

3. *Rear.* The minimum rear yard setback is 15~~fifteen~~ feet, subject to the following exceptions:

a. *Corner Lot Rule.* On corner lots, there is no rear yard.

b. *Projection.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

c. ~~*Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the rear yard up to three feet.~~*Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

Table 17-7-1.4. Minimum Lot and Development Standards

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
Lot	**Standards**	7,000 s.f.	55'	90'	55'	**Front:** 30', 20' if 50% of front yards ≤ 25' **Side:** 8' (40' accessory structure w/live animals) **Rear:** 15' (40' accessory structure w/live animals) **Accessory structure:** Minimum 6' from main dwelling, 2' rear and side yard~~–~~	30' ≥ 50% of front elevation must be ≤ 3' from build-to line	28' pitched roof 25' flat roof
	Exceptions	See text	See text	80' if width ≥ 82'	45' on cul-de-sac	**Projections:** ≤ 3' **Front:** 20' paved drive, plus add'l 10' behind sidewalk, 5' paved walk, porch ≤ 8'	N/A for cul-de-sac lot	No

						Side/Rear: ~~Stairs and balconies ≤ 3'; attached single-car garages and carports, s~~See text in MMC 17-7-1.4(A) **Corner lot:** 2 front, 2 side, 0 rear **Accessory Structure:** See text in MMC 17-7-1.8(C)		

[...]

17-7-2.2.1 Specific review criteria for certain allowed uses.

[...]

F. *Flag Lot.* Each application for new subdivision of a flag lot or for new development on a flag lot shall demonstrate that the application complies with the following criteria:

1. *Lot Area.* The minimum area of the banner portion of the proposed flag lot is ~~five thousand~~5,000 square feet** and the minimum area of the remaining frontage lot is ~~seven thousand~~7,000 square feet;

2. *Lot Width and Depth.* The minimum banner portion width and depth is ~~sixty-five~~65** feet. The minimum lot width and depth of the frontage lot comply with all lot standards for the zone;

3. *Setbacks.* Setbacks for new development on a flag lot are ~~fifteen~~ 15 feet for each of the front side and rear yards. New development on a flag lot is entitled to the same yard exceptions as a frontage lot with the rear yard lot line of the frontage lot serving as the front yard lot line for the banner portion of the flag lot;

4. *Height.* The maximum proposed height for a structure is ~~twenty-five~~25 feet;

5. *Stories.* A structure shall not exceed one story;

6. *Parking/Driveway Access.* Each flag lot and each frontage lot shall provide two parking spaces on the side or rear yard of property. The driveway shall have a paved width of ~~twenty~~ 20 feet;

7. *Fire Department Access and Water Supply.* Each dwelling must adhere to the fire code; and

8. *Utilities.* Both the flag lot dwelling and the frontage lot dwelling must be serviced by a public water and sewer system.

Table 17-7-1.3. Minimum Flag Lot Development Standards

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
FLAG**	**Standard for Banner Portion**	5,000 s.f.	65'	65'	20'	**Front:** 10' **Side:** 10' **Rear:** 10'	N/A	25' to midpoint
	Exceptions	No	No		No	**Projections:** ≤ 3~~2 1/2~~' **Front:** 5' paved walk **Front/Side:** 20' paved drive **Side/Rear:** ~~Stairs and balconies ≤ 3~~'See text in MMC 17-7-2.4(A)	N/A	No

[...]

17-7-2.4 Development standards.

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is ~~twenty-five~~25 feet. If ~~fifty percent~~50% or more of the lots on the block are developed with a front yard setback of ~~twenty~~ 20 feet, the front yard setback shall be ~~twenty~~ 20 feet.

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

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

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

ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

iii. *Impervious Surfaces.* A driveway with a width of ~~twenty~~ 20 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 ~~ten~~ 10 feet in width behind the sidewalk.

2. *Side.* The minimum side yard setback is five feet, subject to the following exceptions:

a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, ~~,~~ and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.

b. *Stairs and Balconies.* Outside stairways and balconies may project into the side yard up to three feet.

c. *Single Family Attached Structure.* In the case of a pre-existing single family attached structure, the structure shall be exempt from the interior side yard setback.

d. *Attached Single-Car Garages and Carports.* In the case where an existing single family residence has an attached garage or carport that accommodates less than two cars because of its width, the garage or carport may be extended to the side yard property line, as well as toward the rear yard at the same setback as the existing structure, provided the following items are satisfied. (For purposes of this provision, “existing” is defined as structures built before the adoption of this provision):

i. The extended structure area is for a garage use only; the encroachment into the side yard setback cannot be used as habitable space.

ii. The extended structure shall not exceed one story, and shall not extend above the roofline of the existing residential structure.

iii. The width of the garage or carport shall not exceed ~~twenty-four~~24 feet.

iv. The depth of the garage or carport shall not exceed ~~twenty-four~~24 feet or the depth of the existing garage or carport, whichever is greater. The existing depth of the garage shall not include storage areas or additions that are outside the existing roofline of the garage.

v. The extended structure shall contain no openings on the side contiguous to the property line and no drainage from the roof shall be discharged onto an adjacent property.

vi. Proof of licensed survey identifying the property line adjacent to the extended structure and assurance that the extended structure will not be constructed on any designated utility easement(s).

vii. All fire and building code provisions that address structures, their features and siting shall be addressed.

viii. This exception is intended to provide a property owner of an older home with an attached single-car garage or carport the ability to have a standard attached two-car garage or carport where it otherwise would not be allowed because of the five-foot side yard setback.

ix. All new home construction shall comply with the five-foot side yard setback. This includes situations where the existing house is demolished and replaced with a new structure.

3. *Rear.* The minimum rear yard setback is ~~fifteen~~ 15 feet, subject to the following exceptions:

a. *Corner Lot Rule.* On corner lots, there is no rear yard.

b. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, ~~,~~ and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

c. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies.* Outside stairways and balconies may project into the rear yard up to three feet.~~

Table 17-7-2.4. Minimum Lot and Development Standards

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
Lot	**Standards**	5,000 s.f.	45'	90'	45'	**Front:** 25', 20' if 50% of front yards ≤ 25' **Side**: 5' **Rear:** 15' **Accessory Structure:** Minimum 6' from main dwelling, 2' rear and side yard including eaves	25' ≥ 50% of front elevation must be ≤ 3' from build-to line	28' pitched roof 25' flat roof
	Exceptions	See text	See text	80' if width ≥ 67'	35' on cul-de-sac	**Projections:** ≤ 3' **Front:** 20' paved drive, plus add'l 10' behind sidewalk, 5' paved walk, porch ≤ 8' **Side:** See text in MMC 17-7-2.4(A)~~Stairs and balconies ≤ 3'; attached single-car garages and carports, see text~~ **Corner Lot:** 2 front, 2 side, 0 rear	N/A for cul-de-sac lots	No

		Area	Width	Depth	Frontage	Setbacks	Build-To Line	Height
						Accessory Structure: See text in MMC 17-7-2.8(C)		

17-7-3.4 Development standards.

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is ~~twenty-five~~25 feet, unless ~~fifty percent~~50% or more of the lots on the block are developed with a front yard setback of ~~twenty~~ 20 feet, in which case, the front yard setback is ~~twenty~~ 20 feet.

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

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

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

ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, ~~,~~ and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

iii. *Driveway and Sidewalks.* A driveway width of up to 20~~twenty~~ feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The minimum side yard setback is eight feet, subject to the following exceptions:

a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, ~~,~~ and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.

b. *Stairs and Balconies.* Outside stairways and balconies, may project into the side yard up to three feet.

c. *Duplex.* Duplex residences may encroach into the interior side yard to accommodate a subdivision of the duplex residences.

3. *Rear.* The minimum rear yard setback is ~~twenty~~ 20 feet, subject to the following exceptions:

a. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

b. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies.* Outside stairways and balconies may project into the rear yard up to three feet.~~

c. *Impervious Surfaces.* For new multifamily development, no more than ~~forty percent~~40% of a required rear yard setback may be an impervious surface.

d. *Corner Lot Rule.* On corner lots, there is no rear yard.

Table 17-7-3.4. Lot and Development Standards

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
Single Family	**Standard**	5,000'	50'	100'	50'	20' (or 40%) driveway plus add'l 10' behind sidewalk 6' sidewalk	25'/8'/20'	≥ 50% of the front elevation must be w/i 3' of BTL	1 – 3 stories
	Exceptions	No	No	≥ 80' if lot width	Cul-de-sac curve min.	No	**FY:** 20' if 50% of block = 20' **Projections:** ≤	Cul-de-sac lots	28' next to single

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
				≥ 75'	frontage 35'		32.5' **S/R**: See text in MMC 17-7-3.4(A)~~stairs, balconies ≤ 3'~~ **Corner** 2 FY		family zone
Duplex	**Standard**	6,000'	60'	100'	60'	20' (or 40%) driveway Impervious 40% of rear setback Bldg. 6' sidewalk	25'/8'/20'	≥ 50% of the front elevation must be w/i 3' of BTL	1 – 3 stories
	Exceptions	See text	See text	≥ 80' if lot width ≥ 75'	Cul-de-sac curve min. frontage 40'	No	**FY:** 20' if 50% block = 20' **Projections:** ≤ 32.5' **S/R:** See text in MMC 17-7-3.4(A)~~stairs, balconies ≤ 3'~~ **Interior Side**/ 0 **Corner** 2 FY	Cul-de-sac lots	28' next to single family zone
Multi-Family	**Standard**	21,780'	30v/	100’	20'/ftprnt	Impervious 40% of rear	25'/8'/20'	≥ 50% of the front	1 – 3

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
		min. 4,000'/ 1st D.U. 3,500'/ D.U.	ftprnt on BTL		on BTL	setback Bldg. Coverage 45%		elevation must be w/i 3' of BTL	stories
	Exceptions	No	No	≥ 80' if lot width ≥ 75'	Cul-de-sac curve min. frontage 20'/D.U.	No	**FY:** 20' if 50% block = 20' **Projections:** ≤ ~~2.5~~3' **S/R:** See text in MMC 17-7-3.4(A)~~stairs, balconies ≤ 3'~~ **Interior Side**/ 0 **Corner** 2 FY	Interior MPD development	28' next to single family zone

17-7-4.4 Development standards.

The following development standards apply to all new development in the zone:

A. *Setbacks.* The minimum setbacks in the zone are as follows:

1. *Front.* The minimum front yard setback is ~~twenty-five~~25 feet, unless ~~fifty percent~~50% or more of the lots on the block are developed with a front yard setback of ~~twenty~~ 20 feet, in which case the front yard setback is ~~twenty~~20 feet.

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

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

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

ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

iii. *Driveway and Sidewalks.* A driveway width of up to ~~twenty~~20 feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The minimum side yard setback is ten feet, subject to the following exceptions:

a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the side yard up to three feet. Window wells required by the International Residential or Building Code may project into the side yard.

b. *Stairs and Balconies.* Outside stairways and balconies may project into the side yard up to three feet.

c. *Duplex.* Duplex residences may encroach into the interior side yard to accommodate a subdivision of the duplex residences.

3. *Rear.* The minimum rear yard setback is ~~twenty~~20 feet, subject to the following exceptions:

a. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves, and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

b. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies.* Outside stairways and balconies may project into the rear yard up to three feet.~~

c. *Corner Lot Rule.* On corner lots there is no rear yard.

d. *Impervious Surfaces.* For new multifamily development, no more than ~~forty percent~~40% of a required rear yard setback may be an impervious surface.

Table 17-7-4.4. Lot and Development Standards

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
Single Family	**Standards**	5,000'	50'	100'	55'	20' (or 40% frontage) driveway plus add'l 10' behind sidewalk 6' sidewalk	25'/10'/20'	25' ≥ 50% of front elev. must be w/i 3' BTL	1 – 4 stories
	Exceptions	No	No	≥ 80' if lot	Cul-de-sac curve	No	**FY:** 20' if 50% block = 20'	Cul-de-sac lots	35' to midpoint

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
				width ≥ 75'	min. frontage 35'		**Projections:** ≤ ~~3~~2.5' **S/R:** See text in MMC 17-7-4.4(A)~~stairs, balconies ≤ 3'~~ **Corner** 2 FY		or 30' to cornice if next to single family zone
Duplex	**Standards**	6,000'	60'	100'	60'	20' (or 40% frontage) driveway plus add'l 10' behind sidewalk 6' sidewalk	25'/10'/20'	25' ≥ 50% of front elev. must be w/i 3' of BTL	1 – 4 stories
	Exceptions	See text	See text	≥ 80' if lot width ≥ 75'	Cul-de-sac curve min. frontage 40'	No	**FY:** 20' if 50% block = 20' **Projections** ≤ ~~3~~2.5' **S/R:** See text in MMC 17-7-4.4(A)~~stairs and balconies ≤ 3'~~ **Interior Side**/ 0 **Corner** 2 FY	Cul-de-sac lots	35' to midpoint or 30' to cornice if next to single family zone

Building Type		Lot Area	Lot Width	Lot Depth	Frontage	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height
Multi-Family	**Standards**	21,780' min. 3,000'/ 1st D.U. 1,690'/ D.U.	30'/ ftprnt on BTL	100'	20'/ftprnt on BTL	Impervious 40% of rear setback Bldg. Coverage 45%	25'/10'/20'	25'≥ 50% of front elev. must be w/i 3' of BTL	1 – 4 stories
	Exceptions	No	No	≥ 80' if lot width ≥ 75'	Cul-de-sac curve min. frontage 20'/D.U.	No	**FY:** 20' if 50% block = 20' **Projections:** ≤ ~~3~~2.5' **S/R:** See text in MMC 17-7-4.4(A)~~stairs, balconies ≤ 3'~~ **Interior Side**/ 0 **Corner** 2 FY	Interior MPD development	35' to midpoint or 30' to cornice if next to SF zone

17-7-6.4 Lot and development standards.

[...]

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

1. *Front.* The minimum front yard setback is 25~~twenty-five~~ feet.

a. *Corner Lot Rule.* Corner lots have two front yards, with a 25~~twenty-five~~-foot setback.

b. *Projections.* Skylights, sills, cornices, chimneys, flues, and ornamental features may project into the front yard up to two and one-half feet. Eaves and awnings may project into the front yard up to eight feet so long as the eaves or awnings are at least eight feet above ground.

2. *Rear.* The rear yard setback shall be of sufficient depth to allow proper parking and landscaped areas to the rear of the buildings. Unless otherwise approved as a conditional use by the planning commission, rear yards and the rear of buildings shall not abut a public street. Development on corner parcels must be set back thirty feet from the corner.

a. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies.* Outside stairways and balconies may project into the rear yard up to three feet.~~

b. *Corner Lot Rule.* On corner lots there is no rear yard.

c. *Impervious Surfaces.* A maximum of 30%~~thirty percent~~ of a required rear yard setback may be an impervious surface. Mixed-use development may include parking within the rear yard setback.

d. *Window Wells*. Window wells may project into the rear yard setback.

3. *Side.* The side yard setback is 10~~ten~~ feet. There is no side yard setback for mixed-use development.

[...]

17-7-7.4 Lot and development standards.

The following development standards apply to all new development in the zone:

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

1. *Front.* The minimum front yard setback is 10~~ten~~ feet, which shall consist of a 10~~ten~~-foot-wide sidewalk with tree wells and other urban design amenities. Additional setback beyond ten feet is permitted if the additional area provides space for outdoor dining, gathering, shopping, or other activating uses outlined in this chapter. Setbacks beyond ten feet are subject to the following exceptions:

a. *Corner Lot Rule.* Corner lots have two front yards, with a ten-foot setback.

b. *Projections.* Skylights, sills, cornices, chimneys, flues and ornamental features may project into the front yard up to two and one-half feet. Eaves and awnings may project into the front yard up to eight feet so long as the eaves or awnings are at least eight feet above ground.

2. *Side.* There is no side setback requirement, except as required by the International Building Code and landscape buffers. Allowed uses within the side setback include outdoor dining, gathering, and shopping.

3. *Rear.* There is no rear setback requirement, except as required by the International Building Code and landscape buffers. Rear yard setbacks are subject to the following exceptions:~~.~~

a. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

b. *Window Wells*. Window wells may project into the rear yard setback.

[...]

Table 17-7-7.4. Lot and Development Standards

Building Type		Lot Width	Lot Depth	Max. Footprint	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height Max.
Commercial	**Standards**	50'	100'	n/a	Up to 80% coverage of lot area	10'/0'/0'	10'/ ≥ 50% of the front facade w/ 3' of BTL	55' to cornice 52' flat
	Exceptions	No	≥ 80' if lot width ≥ 75'	No	No	**F:** Projection ≤ 2.5' Awning ≤ 8' **S/R:** ~~Stairs and balconies ≤ 3'~~See text in MMC 17-7-7.4(A) **Corner** 2 FY 25'	10' for corner lots	35' w/ 50' SF
Mixed-Use	**Standards**	50'	100'	20,000 s.f.	Up to 80% coverage of lot area	10'/0'/0'	10'/ ≥ 50% of the front facade w/ 3' of BTL	75' to cornice 72' flat
	Exceptions	No	≥ 80' if lot width ≥ 75'	No	No	**F:** Projection ≤ 2.5' Awning ≤ 8' **S/R:** ~~Stairs and~~	10' for corner lots	35' w/ 50' SF

Building Type		Lot Width	Lot Depth	Max. Footprint	Impervious Surface/ Coverage	Setbacks Front/Side/Rear	Build-To Line	Height Max.
						~~balconies ≤ 3'~~ ~~MU parking~~See text in MMC 17-7-7.4(A) **Corner** 2 FY 25'		

17-7-8.3 Single family residential development standards.

[...]

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 feet.

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

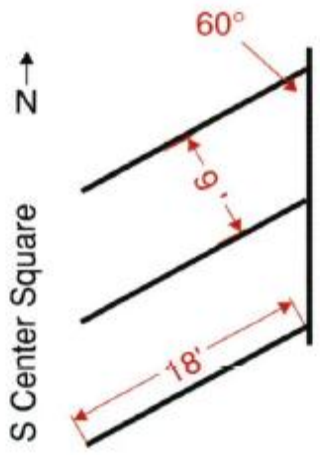
(A) *Exceptions.* The following exceptions apply to all front yard setbacks in the zone:

(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. Window wells required by the International Residential or Building Code may project into the front yard.

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~~thirty-two~~ 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 ~~sixty-~~degree angle as shown in Figure 1 below.

Figure 1: South Center Square Angled Parking



b. *Side.* The minimum side yard setback is five feet, subject to the following exceptions:

i. *Projections.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet. If the front porch wraps around the structure, it may project into the side yard up to two feet. Window wells required by the International Residential or Building Code may project into the side yard.

ii. *Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the side yard up to three feet.

c. *Rear.* The minimum rear yard setback is 15 feet, subject to the following exceptions:

i. *Corner Lot Rule.* On corner lots there is no rear yard.

ii. *Projections.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

iii. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area. ~~*Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the rear yard up to three feet.~~

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:

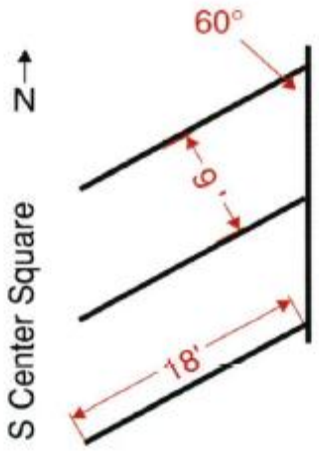
a. *Front.* The minimum front yard setback is 15~~fifteen~~ feet, which shall include a five-foot park strip adjacent to the curb, which shall incorporate tree wells, street furniture and planter boxes; a sidewalk of five feet; and five feet of landscaping up to the foundation of the residential structure. 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.

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~~thirty-two~~ 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 ~~sixty-~~degree angle as shown in Figure 1 below.

Figure 1: South Center Square Angled Parking



b. *Rear.* There is no rear yard setback for new development except as required by the International Building Code, landscape buffers and the single family setback.

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

c. *Side.* There is no side yard setback for new development except as required by the International Building Code, landscape buffers and the single family setback.

d. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zone, is 15~~fifteen~~ feet, subject to the following exceptions. Development is considered adjacent when the development property directly abuts a single family residential zone or abuts a road right-of-way, canal or rail line bordering a single family residential zone.

i. Three-story structures must be set back 37~~thirty-seven~~ feet.

ii. *Projections.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the setback up to two and one-half feet.

iii. *Stairs and Landings.* Outside stairways and landings required by the building code for exterior doorways may project into the setback up to three feet.

iv. *Rear Yard.* When the required single family setback is in the rear yard, the following are permissible:

1. Landing, Walkout Porch or Stairs. A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

2. *Window Wells*. Window wells may project into the rear yard setback.

[...]

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

[...]

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

1. *Front.* The minimum front yard setback is 15~~fifteen~~ feet, which shall include a sidewalk of 10~~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.

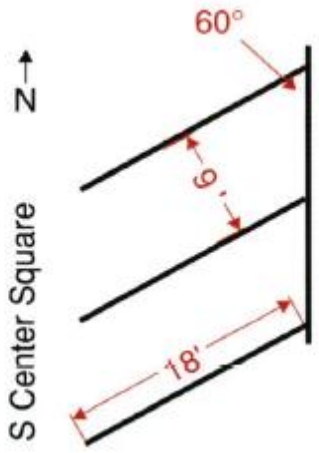
a. *Corner Lot Rule.* Corner lots have two front yards.

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~~thirty-two~~ 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~~sixty-~~degree angle as shown in Figure 1 below.

Figure 1: South Center Square Angled Parking



2. *Rear.* There is no rear yard setback for new development except as required by the International Building Code, landscape buffers and the single family setback. Unless otherwise approved as a conditional use by the planning commission, rear yards and the rear of buildings shall not abut a public street.

a. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

b. *Window Wells.* Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback for new development except as required by the International Building Code, landscape buffers and the single family setback.

4. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zone, is 15~~fifteen~~ feet, subject to the following exceptions. Development is considered adjacent when the development property directly abuts a single family residential zone or abuts a road right-of-way, canal or rail line bordering a single family residential zone.

a. Three-story structures must be set back 37~~thirty-seven~~ feet.

b. *Projections.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the setback up to two and one-half feet.

c. *Stairs and Landings.* Outside stairways and landings required by building code for exterior doorways may project into the setback up to three feet.

d. *Rear Yard.* When the required single family setback is in the rear yard, the following are permissible:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

17-7-9.12.1.4Single family residential development standards.

[...]

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

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

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

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

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

        ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

        iii. *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.

2. *Side.* The minimum side yard setback is five feet, subject to the following exceptions:

    a. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet. If the front porch wraps around the structure it may project into the side yard up to two feet. Window wells required by the International Residential or Building Code may project into the front yard.

    b. *Stairs and Balconies.* Outside stairways and balconies may project into the side yard up to three feet.

3. *Rear.* The minimum rear yard setback is 15~~fifteen~~ feet, subject to the following exceptions:

a. *Corner Lot Rule.* On corner lots there is no rear yard.

b. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

c. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies.* Outside stairways and balconies may project into the rear yard up to three feet.~~

[...]

17-7-9.12.1.5Medium and high density residential development standards.

The following development standards apply to all new single family attached, single family detached, and multi-family development in the residential land use area, with the exception of single family detached residential lots (see Section 17-7-9.12.1.4):

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

1. *Front.* The minimum front yard setback is 18~~eighteen~~ feet if off-street parking is to occur in the driveway. Otherwise, the front yard setback shall be approved by the planning commission through specific design review.

a. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

i. *Driveway and Sidewalks.* A driveway width of up to 20~~twenty~~ feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The minimum side yard setback shall be regulated by the Building Code. In situations where a multi-family development side yard abuts a single family residential, attached or detached, development the side yard setback shall be a minimum of twenty feet.

3. *Rear.* The minimum rear yard setback shall be regulated by the Building Code. In situations where a multi-family development rear yard abuts a single family residential, attached or detached, development the rear yard setback shall be a minimum of 25~~twenty-five~~ feet.

a. *Exceptions.* The following exceptions to rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

4. Each unit shall have access to a common area of at least ~~three hundred~~300 square feet in size for each unit adjacent to said space, or a private yard of at least ~~three hundred~~300 square feet in size shall be provided at the rear of each structure.

[...]

17-7-9.12.1.6Retail/office/flex and mixed-use lot and development standards.

The following standards apply to all new development in the retail/office/flex and mixed-use land use areas:

A. *Lot Size.* No minimum lot size.

B. *Setbacks.* No front, side or rear setbacks, except as required by the International Building Code and landscaped buffers.

1. *Exceptions:* The following exceptions to rear yard setbacks apply to all new development in the zone:

a. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

b. *Window Wells.* Window wells may project into the rear yard setback.

C. *Build-To Line.* All retail/office/flex and mixed-use structures located in subarea 5 shall address adjacent collector roads by being constructed at the build-to line. At least ~~fifty percent~~50% of the adjacent facade must be built within three feet of the build-to line. The build-to line is defined as the landscaped setback line from the public right-of-way.

D. *Height.* The maximum height is ~~ninety-five~~95 feet for a pitched or ~~ninety-two~~92 feet for a flat roof for portions of the structure more than ~~two hundred~~200 feet from a single family detached or attached residential structure. The maximum height for the zone is ~~thirty-five~~35 feet for a pitched or ~~thirty-two~~32 feet for a flat roof for portions of the structure within ~~one hundred~~100 feet of a single family detached or attached residential development. Distance shall be measured to the nearest single family detached or attached residential structure. (Ord. 8/1/2006O-12 § 1)

17-7-9.12.2.4Single family residential development standards.

[...]

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

1. *Front.* The minimum front yard setback is 15~~fifteen~~ feet.

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

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

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

      ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

      iii. *Impervious Surfaces.* A driveway with a width of 10~~ten~~ feet and a sidewalk of up to five feet in width from the driveway or street to the front door.

2. *Side.* The minimum side yard setback is four feet, subject to the following exceptions:

   a. *Distance Between Buildings.* There shall be a combined minimum of 10~~ten~~ feet between buildings.

   b. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet. If the front porch wraps around the structure it may project into the side yard up to two feet. Window wells required by the International Residential or Building Code may project into the front yard.

   c. *Stairs and Balconies.* Outside stairways and balconies may project into the 10~~ten~~-foot combined separation up to three feet but may not project into the required four-foot side yard.

3. *Rear.* The minimum rear yard setback is 15~~fifteen~~ feet, subject to the following exceptions:

a. *Corner Lot Rule.* On corner lots there is no rear yard.

b. *Projection.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

c. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies.* Outside stairways and balconies may project into the rear yard up to three feet.~~

[...]

17-7-9.12.2.5Medium and high density residential development standards.

[...]

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

1. *Front.* The minimum front yard setback is 18~~eighteen~~ feet if off-street parking is to occur in the driveway. Otherwise there shall be no front yard setback except as required by the planning commission through specific design review.

a. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

i. *Driveway and Sidewalks.* A driveway width of up to 20~~twenty~~ feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The minimum side yard setback shall be regulated by the building code. In situations where a multifamily development side yard abuts a single family residential,

attached or detached development, the side yard setback shall be a minimum of 15~~fifteen~~ feet.

3. *Rear.* The minimum rear yard setback shall be regulated by the building code. In situations where a multifamily development rear yard abuts a single family residential, attached or detached development, the rear yard setback shall be a minimum of 15~~fifteen~~ feet.

a. *Exceptions.* The following exceptions to rear yard setbacks apply to all new development in the zone

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling is limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

4. Each unit shall have access to a common area of at least three hundred square feet in size for each unit adjacent to said space, or a private yard of at least three hundred square feet in size shall be provided at the rear of each structure.

[...]

17-7-9.12.2.6Retail/office/flex and mixed-use lot and development standards.

[...]

B. *Setbacks.* New development shall comply with the setbacks listed below. All setbacks that incorporate linear trails and amenities as part of the overall trails master plan shall be provided with an easement for public use to be recorded against the property.

1. *Front.* The minimum front yard setback shall be 50~~fifty~~ feet along Bingham Junction Boulevard and 30~~thirty~~ feet along 7200 South 700 West, Junction View Drive, FLSmidth Drive, and other interior roads. This setback shall be improved in one of the two following ways:

a. A sidewalk and amenity zone of at least 10~~ten~~ feet (five-foot sidewalk and five-foot amenity zone) in width to include:

i. Tree wells, street lighting and planter boxes per the adopted thematic elements;

ii. Street furniture, to include benches, trash cans and bollard lighting per the adopted thematic elements; or

b. An eight-foot-wide meandering concrete pedestrian path set no closer than five feet to the road and integrated into the overall landscaping for the area (to include a variety of rock and bark mulches) to include:

i. Street trees and street lighting per the adopted thematic elements;

ii. Street furniture to include benches, trash cans and bollard lighting per the adopted thematic elements.

c. *Corner Lot Rule.* Corner lots have two front yards and two side yards.

d. *Projections.* When integrated into a courtyard or plaza area, eaves, awnings and ornamental features may project into the front yard up to eight feet.

e. All roads north of the UTA Trax line shall utilize a landscaped setback in accordance with Section 17-7-9.12.2.8(A)(3).

2. *Rear.* The rear yard setback shall be of sufficient depth to allow proper parking and landscaped areas to the rear of the buildings. Unless otherwise approved as a conditional use by the planning commission, rear yards and the rear of buildings shall not abut a public street. On corner lots there is no rear yard. In the case of lots that abut the Jordan River, a 65~~sixty-five~~-foot landscaped setback along the Jordan River from the top of bank, or the 100~~one-hundred~~-year flood plain, whichever is greater, shall be provided. And in the case of lots that abut the light rail corridor, a 30~~thirty~~-foot landscape setback shall be provided. These setbacks shall be landscaped consistent with the adopted landscape plans for the river and linear park open space areas south of the Trax line and provided with an eight-foot-wide asphalt pedestrian path.

a. *Exceptions.* The following exceptions to rear yard setbacks apply to all new development in the zone

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling is limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback for mixed-use, retail, office or flex development except as required by the International Building Code. In the case of lots that abut the Jordan River, a 65~~sixty-five~~-foot landscaped setback along the Jordan River from the top of bank, or the 100~~one-hundred~~-year flood plain, whichever is greater, shall be provided. And in the case of lots that abut the light rail corridor, a 30~~thirty~~-foot landscape setback shall be provided. These setbacks shall be landscaped consistent with the adopted landscape plans for the river and linear park open space areas south of the Trax line and provided with an eight-foot-wide asphalt pedestrian path.

4. Setback requirements notwithstanding, when a retail/office/flex or mixed-use structure is located within an area that is identified by the master plan as a predominately residential area, or when a structure is located adjacent to or on a street where residential structures are the dominant use, the setback shall be the same as that required for the dominant use on that block.

[...]

17-7-9.12.3.5Single family residential traditional lot subdivision standards.

[...]

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

1. *Front.* The minimum front yard setback is 18~~eighteen~~ feet to a garage (not including a sidewalk width) and 15~~fifteen~~ feet to living area.

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

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

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

ii. *Projections.* Skylights, sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet. Window wells required by the International Residential or Building Code may project into the front yard.

iii. *Impervious Surfaces.* A driveway with a width of ten feet and a sidewalk of up to five feet in width from the driveway or street to the front door.

2. *Side.* The minimum side yard setback is five feet, subject to the following exceptions. Where side yards are adjacent to existing residential development, the side yard setback shall be a minimum of 10~~ten~~ feet.

a. *Projection.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet. If the front porch wraps around the structure it may project into the side yard up to two feet. Window wells required by the International Residential or Building Code may project into the front yard.

b. *Stairs and Balconies.* Outside stairways and balconies may project into the side yard up to three feet.

3. *Rear.* The minimum rear yard setback is 15~~fifteen~~ feet, subject to the following exceptions:

a. *Corner Lot Rule.* On a corner lot there is no rear yard.

b. *Projection.* Sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet. Window wells may project into the rear yard setback.

c. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.~~*Stairs and Balconies.* Outside stairways and balconies may project into the rear yard up to three feet.~~

[...]

17-7-9.12.3.6Medium density residential development standards for single-family attached and multi-family development.

The following development standards apply to all new single-family attached, and multi-family development in the residential land use area.

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

1. *Front.* The minimum front yard setback is 18~~eighteen~~ feet to a garage (not including the sidewalk width) if off-street parking is to occur in the driveway. Otherwise there shall be no front yard setback for living space and porches except as required by the planning commission through specific design review.

a. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

i. *Driveway and Sidewalks.* A driveway width of up to 20~~twenty~~ feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Side.* The side yard setback shall be a minimum of 15~~fifteen~~ feet for up to three-story structures, 20~~twenty~~ feet for four-story structures, and 25~~twenty-five~~ feet for five-story structures.

3. *Rear.* The rear yard setback shall be a minimum of 15~~fifteen~~ feet for up to three-story structures, ~~twenty~~ 20 feet for four-story structures, and ~~twenty~~ 20 feet for five-story structures.

a. *Exceptions.* The following exceptions to rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

4. Each unit shall have access to a common area of at least ~~three hundred~~300 square feet in size for each unit adjacent to said space, or a private yard of at least ~~three hundred~~300 square feet in size shall be provided at the rear of each structure.

[...]

17-7-9.12.3.7Medium density residential development standards for single family detached development.

The following development standards apply to all new single family detached development in the residential land use area, with the exception of single family residential traditional lot subdivisions (see Section 17-7-9.12.3.5).

A. *Setbacks.* New development shall comply with the following setbacks to residential structures:

1. *Front.* The minimum front yard setback is ~~eighteen~~ 18 feet to a garage (not including the sidewalk width) if off-street parking is to occur in the driveway. Otherwise, there shall be no

front yard setback for living space and porches except as required by the planning commission through specific design review.

a. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

i. *Driveway and Sidewalks.* A driveway width of up to ~~twenty~~ 20 feet and a sidewalk width of up to six feet may occupy the front yard.

2. *Perimeter Project Setback.* The setback from the project's perimeter boundary to a new residential structure shall be a minimum of ~~ten~~ 10 feet.

a. *Exceptions.* The following exceptions to rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

3. *Proximity.* There shall be a minimum separation of ~~ten~~ 10 feet between all habitable structures interior to the project. All building code requirements must be met.

[...]

17-7-9.12.3.8Commercial and mixed-use lot and development standards.

The following standards apply to all new development in the commercial land use areas:

A. *Lot Size.* No minimum lot size.

B. *Setbacks.* New development shall comply with the setbacks listed below. All setbacks that incorporate linear trails and amenities as part of the overall trails master plan shall be provided with an easement for public use to be recorded against the property.

1. *Front.* The minimum front yard setback along Holden Street, 7800 South, and other interior roads shall be ~~thirty~~ 30 feet measured from the existing curb. This setback shall include an appropriate sidewalk and amenity zone based on the existing improvements on adjacent properties. Where existing sidewalk improvements do not exist, a minimum five-foot-wide sidewalk and five-foot-wide amenity zone shall be improved.

2. *Rear.* The rear yard setback shall be of sufficient depth to allow proper parking and landscaped areas to the rear of the buildings. Unless otherwise approved as a conditional use by the planning commission, rear yards and the rear of buildings shall not abut a public street.

a. *Exceptions.* The following exceptions to rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback for commercial and mixed-use development except as required by the International Building Code and required landscape buffers.

[...]

17-7-10.11.4 Residential development standards.

The following development standards apply to all new development:

A. *Lot Size.* No minimum lot size is required, but the lot size must be sufficient to accomplish the development standards of this chapter and the International ~~b~~Building ~~c~~Code.

B. *Setbacks.* All setbacks are measured from the property line. There are no minimum front, side or rear setbacks except as required by the International ~~b~~Building ~~c~~Code, required landscape setbacks, residential landscape buffers, and the residential setback.

a. *Exceptions.* The following exceptions to the rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

C. *Residential Setback.* The minimum setback from the property line to a new residential structure when adjacent to a property with a residential use is 20~~twenty~~ feet.

a. *Rear Yard.* When the required residential setback is in the rear yard, the following are permissible:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

[...]

17-7-10.12.10 Residential developments.

In addition to the development requirements contained in this chapter, all new residential development shall comply with following development standards:

A. *General.*

1. *Lot Size.* No minimum lot size is required, but the lot size must be sufficient to accomplish the development standards of this chapter and the International ~~b~~Building ~~c~~Code.

2. *Setbacks.* All setbacks are measured from the property line. There are no minimum front, side or rear setbacks except as required by the International ~~b~~Building C~~c~~ode and required landscape setbacks.

a. *Exceptions.* The following exceptions to the rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

3. *Residential Density.* The maximum residential density for Subareas 1-3 is ~~two thousand three hundred~~2,300 units. Additional units may be allocated from Subarea 4 as provided in the Amended and Restated Master Development Agreement.

[...]

17-7-12.1.3 Medium and high density residential and mixed-use development standards.

The following development standards apply to all new development:

A. *Lot Size.* No minimum lot size, but must be sufficient to accomplish the goals of the residential overlay.

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

1. *Front.* When adjacent to a public road, the minimum front yard landscaped setback is ~~fifteen~~ 15 feet, subject to the exceptions noted below. Corner lots have two front yards. The front yard setback is measured from the property line. The front yard setback is a build-to line. At least ~~fifty percent~~50% of the front elevation must be built within three feet of the build-to line. The structure may be set back an additional 15~~fifteen~~ feet to allow for the inclusion of a courtyard. The planning commission may also modify this requirement for changes in wall plane due to architectural features or if the site is encumbered by curvilinear roads and/or property lines.

Exceptions:

a. Canopies at least eight feet above ground level may project up to five feet.

b. Balconies on second stories and above may project up to five feet.

c. Projections such as sills, cornices, eaves, and ornamental features may project up to two and one-half feet.

2. *Rear.* There is no rear yard setback except as required by the International Building Code and landscape buffers.

Exceptions:

a. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

~~a.~~b.*Window Wells.* Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback except as required by the International Building Code and landscape buffers.

4. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zone, is 15~~fifteen~~ feet, subject to the following exceptions:

a. Three-story structures must be set back ~~thirty-seven~~37 feet; four-story structures must be set back 66~~sixty-six~~ feet; and five-story structures must be set back 83~~eighty-three~~ feet; six-story structures must be set back 100~~one hundred~~ feet; and seven-story structures and higher must be set back ~~one hundred sixteen~~116 feet. Structures can have stepped building heights to accommodate setbacks.

b. *Residential Buffer.* New development shall provide a minimum ~~fifteen.~~15 foot landscaped buffer consisting of large trees, shrubs, and a minimum seven-foot-high fence (up to eight feet if warranted and approved by the planning commission). The screening wall shall be constructed of wood, metal, brick, masonry or other permanent materials along all property boundaries adjacent to single family residential zones.

c. *Rear Yard.* When the required single family setback is in the rear yard, the following are permissible:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

[...]

17-7-15.4 Residential development standards.

A. The following development standards apply to new single family attached, single family detached, and multifamily development in the residential land use area.

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

a. *Front.*

i. There is no minimum front yard setback except as follows:

(A) The minimum front yard setback is 20~~twenty~~ feet if off-street parking is to occur in the driveway; and

(B) The minimum landscaped setback from the edge of a public right-of-way shall be ~~twenty~~ 20 feet except as provided by the general landscaping standards of the State Street overlay zone. No maximum setback or build-to line is required except that all of the area between the right-of-way and the building shall be landscaped or used as active open space.

(C) The setback from the edge of the State Street right-of-way shall be at least eight feet from the right-of-way. No maximum setback or build-to line is required except that all of the area between the right-of-way and the building shall be landscaped or used as active open space. The setback shall include an eight-foot sidewalk and landscaping for any part of the setback that exceeds eight feet. A park strip, located within the right-of-way, shall be provided that is at least five feet wide that may consist of street trees, live ground cover plants or turf or hardscape if tree wells are provided.

ii. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

(A) *Driveway and Sidewalks.* A driveway width of up to 20~~twenty~~ feet and a sidewalk width of up to six feet may occupy the front yard.

b. *Side.* The minimum side yard setback shall be regulated by the building code. In situations where a multifamily development side yard abuts a single family residential,

attached or detached, development the side setback shall be a minimum of ~~twenty~~ 20 feet.

c. *Rear.* The minimum rear yard setback shall be regulated by the building code. In situations where a multifamily development rear yard abuts a single family residential, attached or detached, development the rear setback shall be a minimum of ~~twenty-five~~25 feet.

i. Each unit shall have access to a common area of at least ~~three hundred~~300 square feet in size for each unit adjacent to said space, or a private yard of at least ~~three hundred~~300 square feet in size shall be provided at the rear of each structure.

ii. *Exceptions.* The following exceptions to front yard setbacks apply to all new development in the zone:

(A) *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

~~(A)~~(B) *Window Wells*. Window wells may project into the rear yard setback so long as they do not extend beyond a property line.

[...]

17-7-15.5 Retail/office/flex and mixed-use lot and development standards.

The following standards apply to all new development in the retail/office/flex and mixed-use land use areas:

A. *Lot Size.* No minimum lot size.

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

1. Except for property lines along State Street, there shall be no required setback from the property line, except as required by the Building Code and landscaped buffers.

2. For uses that front State Street, the minimum front yard setback is eight feet, which shall consist of an eight-foot sidewalk. A park strip, located within the right-of-way, shall be provided that is at least five feet wide that may consist of street trees, live ground cover plants or turf or hardscape if tree wells are provided.

3. For mixed-use buildings, the setback line is also a build-to line.

4. For uses that access or front on State Street other than mixed-use, a landscaped area up to an additional ~~twenty-two~~22 feet may be provided between the eight-foot sidewalk and the front of the building.

5. Commercial buildings with drive-up windows may have a one-way drive lane located between the sidewalk and building front when the building is located such that only one access to the property is provided. A minimum five-foot landscaped berm must be provided between the sidewalk and drive lane, and the building foundation landscaping shall be provided.

6. No building shall be set back from State Street more than ~~thirty~~ 30 feet except when more than one building is located on a property, secondary buildings up to ~~fifty-percent~~50% larger than the building located at the ~~thirty-~~30 foot build-to line may be constructed behind the build-to line. All buildings that can reasonably be built at the building line, excluding areas needed for required setbacks, driveways and landscaping, must be located at the build-to line.

7. The following exceptions apply to the rear yard setback:

a. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

b. *Window Wells*. Window wells may project into the rear yard setback so long as they do not extend beyond a property line.

[...]

17-7-17.3 Development standards.

The following development standards apply to all development in the zone:

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

B. *Setbacks.* Development shall comply with the following setbacks:

1. *Front.* Any frontage of a property is required to comply with the front yard setbacks in this subsection. The front yard setback is ten feet, which shall include a 10~~ten~~-foot-wide sidewalk, with tree wells, street furniture, planter boxes, and other urban design amenities. Additional front yard setback beyond 10~~ten~~ feet is permitted if the additional area provides space for outdoor dining, shopping, a patio, or a courtyard. 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 setback up to two and one-half feet, provided the feature does not impede pedestrian traffic on the sidewalk and is at least eight feet above the ground. Eaves, awnings, arcades and second story and above balconies may project into the front yard up to five feet so long as these elements are at least eight feet above ground and do not impede pedestrian traffic on the sidewalk.

2. *Rear.* There is no rear yard setback for development except as required by the International Building Code, landscape buffers, and the single family setback. The rear of a building may not abut a public street.

a. *Exceptions.* The following exceptions to the rear yard setbacks apply to all new development in the zone:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells.* Window wells may project into the rear yard setback.

3. *Side.* There is no side yard setback for development except as required by the International Building Code, landscape buffers, and the single family setback. The only allowed uses within the side setback are outdoor dining, gathering, and shopping.

4. *Single Family Setback.* The minimum setback from the property line, when adjacent to a single family residential zoned property, is 15~~fifteen~~ feet, subject to the following requirements and exceptions. Development is considered adjacent when the development property directly abuts a single family residential zone property.

a. Three-story structures must be set back 30~~thirty~~ feet from an adjacent single family residential zoned property. Four-story structures must be set back 45~~forty-five~~ feet from an adjacent single family residential zoned property. Five-story structures and above must be set back 60~~sixty~~ feet from an adjacent single family residential zoned property. Every additional two stories must have a building step-back of 15~~fifteen~~ feet up to seven stories from an adjacent single family residential zoned property (up to 10~~ten~~ stories only if incentives have been obtained; the 10~~ten~~th story does not need a separate setback).

b. *Projections.* Sills, cornices, chimneys, flues, eaves, and ornamental features may project into the setback up to two and one-half feet.

c. *Stairs and Landings.* Outside stairways and landings required by building code for exterior doorways may project into the setback up to three feet.

d. *Rear Yard.* When the required single family setback is in the rear yard, the following are permissible:

i. *Landing, Walkout Porch or Stairs.* A landing, walkout porch, or stairs that are used for ingress to and egress from the rear of the residential dwelling are limited to 32 square feet in size. Stairs in combination with a landing or a walkout porch are limited to 32 square feet in total area.

ii. *Window Wells*. Window wells may project into the rear yard setback.

[...]

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Midvale, UT 84047
801-567-7200
Midvale.Utah.gov

MIDVALE CITY COUNCIL
STAFF REPORT
06/02/2026

SUBJECT

Consider Ordinance No. 2026-O-16 Amending Table 17-7-12.10 of the Regional Commercial Zone to Increase the Allowed Percentage for Changeable Copy Signs and adopt specific Changeable Copy Sign regulations in Section 17-7-12.10.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

A text amendment application was submitted by Dean Cardinale of World Wide Trekking which proposed to "modify monument sign regulations to allow up to 85% changeable copy", see Attachment 3. Exhibits B-G shown in Attachment 3 identify signs that are not located within Midvale City's limits. The billboard shown in Exhibit B is located within Cottonwood Heights City. The remaining signs shown in Exhibits C-G are located within Sandy City.

At the May 5, 2026 meeting, the City Council tabled the public hearing and action item for the proposed amendment and directed staff to research neighboring cities' standards for changeable copy/electronic signs to create a standard that is comparable, so Midvale is not an outlier on sign regulations. The table in Attachment 1 is a brief summary of the findings.

Based on the varying standards from neighboring cities, staff feels that increasing the allowable percentage from 25% to 50%, and adopting specific changeable copy sign regulations is reasonable. The text below is the proposed specific standards included in Attachment 2, Ordinance No. 2026-O-16.

Changeable Copy	50~~25~~% of sign		Changeable copy signs may be wall or monument signs. 1 changeable copy sign/business location.

M. *Changeable Copy Signs.* Changeable copy signs are subject to the additional standards:

1. *Illumination and Movement.*

    a. The brightness of a changeable copy sign may not exceed 0.5 footcandle measured at the property line. The sign must be equipped with a dimmer switch to meet the 0.5 footcandle requirement. The applicant must provide a photometric plan with a building permit application.
    b. A changeable copy sign shall not include animation, full motion video, flashing, scrolling, strobing, racing, blinking, changes in color, fading in and out, or movement.
    c. Any display on the changeable copy sign must remain for at least 8 seconds.

2. *Periods of Inactivity.* A changeable copy sign may not be illuminated, lit or operated between 10:00 P.M. and 7:00 A.M.

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-

Midvale Municipal Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code.

F. *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 RECOMMENDATION

If the City Council feels the proposed changes are satisfactory, staff recommends the City Council approve the zoning code text amendment with the following finding:

1. The amendment complies with Midvale City Code 17-3-1(F)(1 and 2).
    a. …(F)(1) The proposed amendment promotes the objectives of the general plan and purposes of title 17 by providing opportunities for commercial businesses to display a variety of signage types.
    b. …(F)(2) The proposed amendment promotes the purposes outlined in Utah State Code 10-20-101 (renumbered from 10-9a-102) by facilitating commercial business activities, which protects the tax base, and the amendment provides fundamental fairness in land use regulation.

If the City Council does not find the proposed changes satisfactory, staff recommends the City Council deny or table the zoning code text amendment.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously recommended denial of the zoning code text amendment request as originally submitted with an increase of 25% to 85% at the April 22, 2026 regular meeting, with the following finding:

1. The amendment does not comply with Midvale City Code 17-3-1(F).

The Planning Commission did not review the new proposed language as the changes were directed by the City Council during the May 5, 2026 meeting.

RECOMMENDED MOTION

I move that we approve Ordinance No. 2026-O-16 amending Table 17-7-12.10 of the Regional Commercial Zone to Increase the Allowed Percentage for Changeable Copy Signs and adopt specific Changeable Copy Sign regulations in Section 17-7-12.10 as provided in the attachments, with the finding noted in the staff report.

ATTACHMENTS

1. Neighboring Cities Comparison
2. Ordinance No. 2026-O-16
3. Text Amendment Application

Comparison for "Changeable Copy"

City	Permitted Sign Types	Where are they permitted?	Size Limits	Lighting Standards	Periods of inactivity/ dimming	Notes
Cottonwood Heights	Public Facilities/Off-Premise Signs(billboards) permitted with "electronic/animation /movement/changeable copy" no others permitted	In an overlay OPEDS zone on specific corridors (Union Park Ave for example)	Based on existing "nonconforming sign being replaced"	Requires shielding, Can't exceed 0.3 fc based on formula for sign size	N/A	No animation, flashing, scrolling, strobing, etc.
Sandy	Pylon (On-Premise), Monument (Reader board, changeable copy, and electronic message center)	Where the sign types are permitted	Maximum 50% of sign area	1 fc @ 6 ft above grade @ property line	N/A	Dimmer switch needed
West Jordan	Animated, Changeable Copy, Electronic/LED	Where the sign types are permitted	A - 25% of sign area CC – 30% of sign area LED – 50% of sign area	Can't exceed 0.3 fc based on formula for sign size	Billboards, 10 pm – 7 am if within 300 ft from residential	Dimmer switch needed
Murray	Electronic Message Centers	In commercial zones	None	0.3 fc @ 6 ft above grade @ property line	After dark, or 10 pm – 6 am if close to residential	Dimmer switch needed, 2 sec minimum
Draper	Electronic Message Center on 12300 S/Draper Parkway	12300 S and Draper Parkway	None	0.3 fc based on formula for sign size	Based on ambient lighting	Dimmer switch needed, 8 sec static image, 10 ft setback, photometric plan required

MIDVALE, UTAH
ORDINANCE NO. 2026-O-16

AN ORDINANCE AMENDING TABLE 17-7-12.10 OF THE REGIONAL COMMERCIAL ZONE TO INCREASE THE ALLOWED PERCENTAGE FOR CHANGEABLE COPY SIGNS AND ADOPT SPECIFIC CHANGEABLE COPY SIGN REGULATIONS IN SECTION 17-7-12.10.

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 Municipal Code (the "Code"), became effective and is subject to amendments from time to time pursuant to Section 17-3-1 the Code; and

WHEREAS, pursuant to Section 16.01.010 of the Code, the City desires to promote the protection of public health, life and safety; protect the character and social and economic stability of all parts of the city; protect and preserve the value of land throughout the municipality; guide public and private policy and action; establish responsible standards; prevent pollution and degradation of air, streams, and ponds; preserve the natural beauty and topography; and provide for open spaces through the most 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 Council has considered the impact the proposed ordinance may have on family health, stability and formation; and

WHEREAS, the City desires to amend Table 17-7-12.10 of the Regional Commercial Zone to increase the allowed percentage for changeable copy signs and adopt specific changeable copy sign regulations in Section 17-7-12.10; and

WHEREAS, the Planning Commission held a public hearing on April 22, 2026, to review the request for amendment and, after considering all the information received, made a recommendation to deny the amendment request to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on June 2, 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 Table 17-7-12.10 of the Regional Commercial Zone to increase the allowed percentage for changeable copy signs and adopt specific changeable copy sign regulations in Section 17-7-12.10.

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

PASSED AND APPROVED this 2nd day of June, 2026.

_____
Dustin Gettel, Mayor

ATTEST:

_____
Rori Andreason, MMC
City Recorder

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

Date of first publication: _____

Attachment A:

17-7-12.10 Signs.

If sign type is not specifically designated, then it is prohibited. Only two sign types are permitted per building unless specifically approved by the planning commission through the conditional use review process.

Table 17-7-12.10. Signs

Sign Type	Sign Area Max.	Height Max.	General Restrictions
A-Frame	6 s.f.	4'	One per ground level tenant. Must not impede pedestrian movement.
Awning/ Canopy	5% of wall surface; 80% of width	80% of vertical drip	Constructed of canvas-like materials or architectural metal. Design and color to relate to storefront. May extend 5' from facade at least 8' above sidewalk.
Campaign	32 s.f.	6'	Removed within 15 days from final voting day. 3' max. height in clear view triangle.
Changeable Copy	50~~25~~% of sign		Changeable copy signs may be wall or monument signs. 1 changeable copy sign/business location.
Construction	32 s.f.	12'	Removed prior to certificate of occupancy.
Directional	4 s.f.	3'	Located at drive entrances and on-site only.
Flat or Wall (Includes Window)	Sign 1: 15% of wall surface; Signs 2—3: combined signage 5% of wall surface		Must be attached to main building. All signs attached to facade, including awning signs, window signs and wall signs, determine sign area.

Sign Type	Sign Area Max.	Height Max.	General Restrictions
Monument	32 s.f.	6' (total)	At least 1 foot of pedestal. May be placed on berm, w/top of sign ≤ 9'; 3' max. height in clear view triangle; ≥ 3' from sidewalk.
Name Plate	3 s.f.	n/a	Must be attached to main structure.
Off-Premises Directional	5 s.f.	4'	Off-premises directional signs shall be monument style unless located on an existing sign pole; ≥150' from another off-premises sign; ≥ 6' from right-of-way. Arterial or major collector streets only.
Pole Banners	2 ft. x 5 ft.	n/a	Must be attached to on-site light poles at top and bottom corners. Must hang vertically. One sign per pole.
Real Estate	32 s.f.	12'	3' max. height in sight distance triangle.
Shopping Center	Pylon signs: 1.5 s.f./foot of frontage up to 300 s.f. Monument signs: 48 s.f. + 1 s.f./foot of frontage ≤ 96 s.f.	Pylon: 35' Monument: 6'	Min. shopping center area: 5 acres and 500' of frontage. One pylon sign for every 500' of frontage (500' separation). One monument sign for every 250' of frontage (250' separation). Decorative pylon cover required. Back to back sign faces ≤ 10°.
Temporary			See text.
Window	25% of window area		See text.

[...]

M. *Changeable Copy Signs.* Changeable copy signs are subject to the additional standards:

1. *Illumination and Movement.*

    a. The brightness of a changeable copy sign may not exceed 0.5 footcandle measured at the property line. The sign must be equipped with a dimmer switch to meet the 0.5 footcandle requirement. The applicant must provide a photometric plan with a building permit application.
    b. A changeable copy sign shall not include animation, full motion video, flashing, scrolling, strobing, racing, blinking, changes in color, fading in and out, or movement.
    c. Any display on the changeable copy sign must remain for at least 8 seconds.

2. *Periods of Inactivity.* A changeable copy sign may not be illuminated, lit or operated between 10:00 P.M. and 7:00 A.M.

Midvale City
Text Amendment Submission Packet

Applicant: Dean Cardinale

Business: World Wide Trekking

Address: 7404 Union Park Avenue, Midvale, UT 84047

Text Amendment Request – Midvale City Code (17-7-12)

Purpose: Request to modify monument sign regulations to allow up to 85% changeable copy, aligning with existing conditions and surrounding corridor development.

Current Code: (17-7-12.10) Limits changeable copy on monument signs to 25% of the total sign area.

Proposed Amendment: Modify (17-7-12.10) to allow up to 85% of the total monument sign area to be used for changeable copy.

Context: The subject property is located near the boundary of Midvale and Sandy. Signage both north (within Midvale) and south (within Sandy) reflects a consistent corridor pattern of high-percentage changeable copy signage. This amendment reflects real-world conditions immediately surrounding the site.

Justification:

A. Consistency with Existing Midvale Standards
Midvale City Code (17-7-11) (Historic Main Street Zone) Midvale City has approved a double-sided monument sign with substantial changeable copy for at their office building on Main Street, demonstrating an established precedent for this type of signage. (Exhibit A) The current code (17-7-11-10) does not state that changeable copy signs are approved in Historic Midvale.

B. Compatibility with Surrounding Development
The subject property is located along a highly commercialized corridor where changeable copy signage is already prevalent. Examples include:

- Municipal signage at Midvale City offices (Exhibit A)
- Billboard signage along Fort Union Boulevard (Exhibit B)

Surrounding Area:

- Multiple electronic monument signs along the Union Park corridor extending into Sandy, including:
    - VASA Fitness (Exhibit C)
    - Country Square Shopping Center (Exhibit D)
    - Sandy Amphitheater (Exhibit E)
    - Sandy Professional Center (Exhibit F)
    - Alta View Hospital (Exhibit G)

These examples demonstrate that higher-percentage changeable copy signage is already characteristic of the surrounding area.

C. Equal Treatment of Similar Land Uses
The current limitation in the Regional Commercial Zone creates an inconsistency between zoning districts that serve similar commercial functions. Aligning (17-7-12) with (17-7-11) promotes fairness and predictability in the application of sign regulations.



Exhibit A – Midvale City Monument Sign (Historic Main Street) (double sided sign)



Exhibit B – Billboard .39 miles North of Site (Union Park) (Billboard sign)



Exhibit C: – Vasa Fitness .39 miles South of Site (double sided sign) 1300 East



Exhibit D – Electronic Sign Detail 1.5 miles South of Site (double sided sign) 1300 East



Exhibit E – Monument Sign 2.5 miles South Corridor (Sandy) 1300 East (2 double sided sign)



Exhibit F – Monument Sign 2.5 miles South Corridor (Sandy) 1300 East (doubled sided sign)



Exhibit G – 2.6 miles South Corridor (Sandy) (3) (double sided signs) 1300 East

As demonstrated in Exhibits A–G, the proposed amendment reflects existing conditions both within Midvale and along the immediately adjacent commercial corridor.



Exhibit H: World Wide Trekking 7404 Union Park Ave Site (single sided sign)

5. Compliance with Midvale City Code (17-3-1) (F)

The proposed text amendment satisfies multiple criteria outlined in Midvale City Code (17-3-1(F), as follows:

A. Promotes the Objectives of the General Plan (17-3-1(F)(1)

The proposed amendment supports the objectives of the City's General Plan by aligning zoning regulations with the existing character and function of the surrounding commercial corridor.

The subject property is located within a high-visibility commercial area where signage plays an important role in business identification and communication. Allowing a greater percentage of changeable copy on monument signs supports economic vitality by enabling businesses to effectively communicate with the public.

Additionally, the amendment reflects the built environment along the corridor, where similar signage already exists both within Midvale and in immediately adjacent areas. Aligning the zoning code with these conditions promotes consistency, predictability, and orderly development.

B. Promotes the Purposes of Utah Code Annotated (10-9a-102 (17-3-1(F)(2))

The proposed amendment advances the purposes of land use regulation as outlined in Utah Code Annotated (10-9a-102) by:

- Supporting **orderly development patterns** consistent with existing land uses
- Promoting **economic development and business viability** within commercial zones
- Encouraging **uniform and equitable application of land use regulations**
- Ensuring that regulations reflect **modern technology and current development practices**

By allowing increased flexibility for monument signage, the amendment helps ensure that local businesses remain competitive and that regulations do not impose unnecessary limitations inconsistent with surrounding conditions.

C. Clarifies Intent and Improves Code Interpretation (17-3-1(F)(3))

The current limitation of 25% changeable copy within the Regional Commercial Zone is inconsistent with signage observed within Midvale and along the surrounding corridor, including allowing the Midvale City double-sided sign exists with no change in the code (17-7-11) which would allow Midvale City to have a changeable copy sign on Historic Main Street.

This inconsistency creates ambiguity in how the code is applied and interpreted, particularly when similar signage has been approved in other zones or for municipal uses.

The proposed amendment provides clarity by establishing a standard that more accurately reflects existing development patterns and removes uncertainty in the application of monument sign regulations.

Conclusion:

As demonstrated in Exhibits A–G, monument and freestanding signage with a majority of changeable copy already exists within Midvale and the surrounding corridor. The proposed amendment aligns the code with existing, approved development patterns rather than introducing a new or incompatible condition.

The proposed amendment brings the Regional Commercial Zone into alignment with existing Midvale practices and the visual character of surrounding commercial corridors. It supports local businesses, ensures consistency in code application, and reflects current signage technology and usage.

Approval of this amendment is respectfully requested.

Thank you, Dean Cardinale

Founder | Lead Guide

World Wide Trekking

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

ITEM TYPE: Public Hearing

SUBJECT: Receive Public Comment on the Midvale City Tentative Fiscal Year 2027 Budget beginning July 1, 2026 and ending June 30, 2027.

SUBMITTED BY: Mariah Hill, Administrative Services Director

TENTATIVE BUDGET SUMMARY:
The fiscal year 2027 tentative budget was presented to and adopted by the City Council on May 5, 2026. The purpose of this agenda item is to receive public comment on the tentative budget.

The budget is also available for review on the Midvale City website at:
https://midvale.utah.gov/government/departments/administrative_services/finance.

PLAN COMPLIANCE: N/A

FISCAL IMPACT
Fiscal impacts are detailed in the tentative budget.

STAFF'S RECOMMENDATION AND MOTION:
This item is for public comment only.

ATTACHMENTS:
FY2027 Midvale City Tentative Budget

Fiscal Year 2026-2027
Midvale City, Utah
Tentative Budget



July 1, 2026 to June 30, 2027

Midvale City, Utah

Tentative Budget

Fiscal Year 2026-2027

Prepared by:
Midvale City Administration
7505 S Holden Street
Midvale, UT 84047-7180

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Introduction



Elected Officials and Leadership Team

Elected Officials



Mayor
Dustin Gettel



Councilmember
Bonnie Billings



Councilmember
Paul Glover



Councilmember
Heidi Robinson



Councilmember
Bryant Brown



Councilmember
Denece Mikolash

Leadership Team

City Manager.....Matt Dahl

Assistant City Manager.....Nate Rockwood

City Attorney.....Garrett Wilcox

City Recorder/HR Director.....Rori Andreason

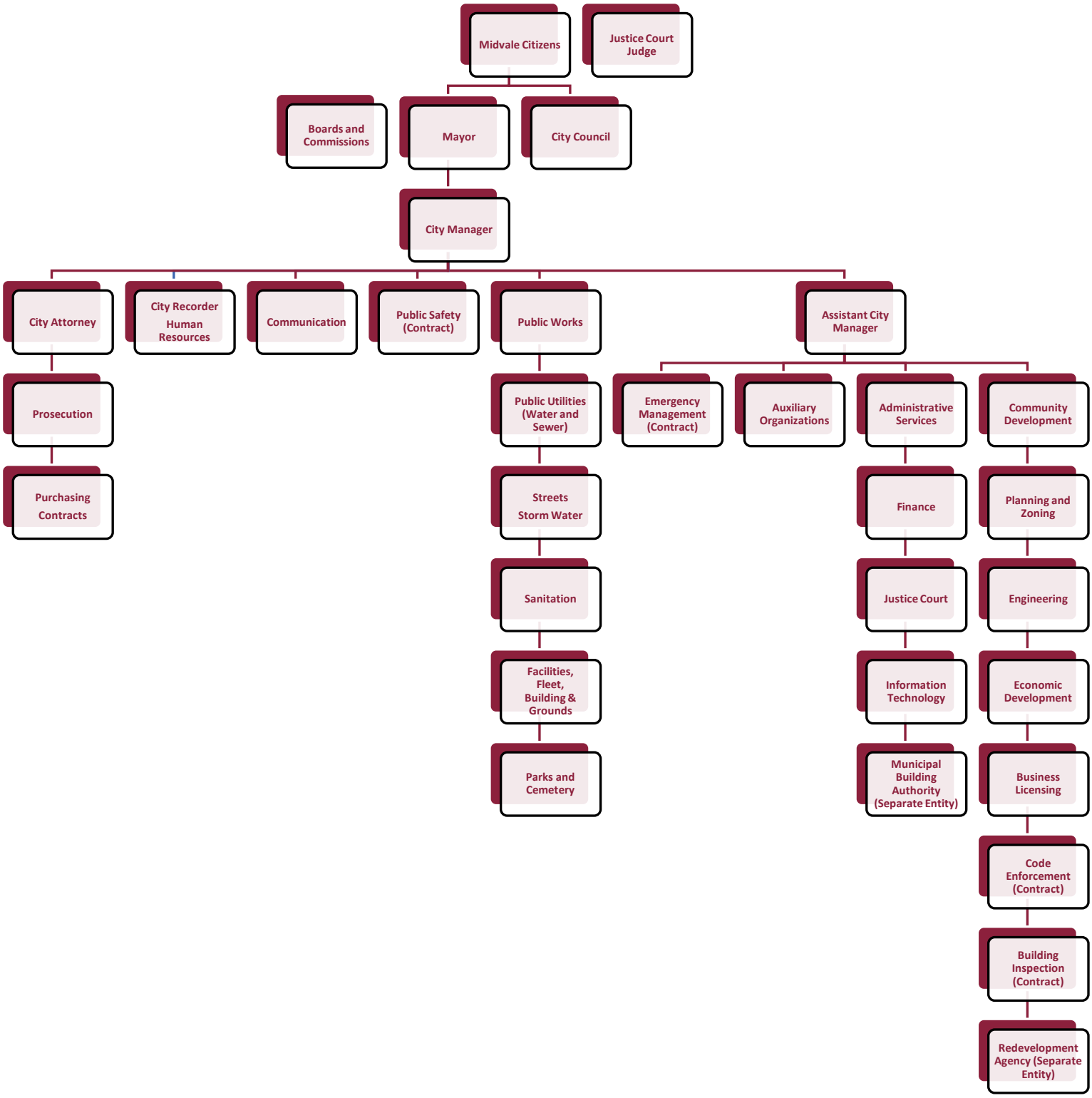
Communications Director.....Laura Magness

Public Works Director.....Glen Kennedy

Community Development Director.....Adam Olsen

Administrative Services Director.....Mariah Hill

Organizational Chart



City Manager's Budget Message



I am pleased to present the Tentative Budget for Midvale City for Fiscal Year 2027. As required by Utah law, the budget will be formally filed and available for public review. This tentative budget reflects months of careful work by City staff and is based on the best available information at this stage of the budget process. Several key revenue sources, most notably Homeless Shelter Mitigation Funding that supports the City's shelter officer program, have not yet been finalized, which may result in significant changes in the final budget. For that reason, this tentative budget represents an initial framework and starting point for continued public discussion and Council direction.

Each year, the City's budget serves as both a financial plan and a values statement. This tentative budget reflects where Midvale is today, the challenges we face, and the strategic direction we are working toward, while maintaining flexibility to respond to pending funding decisions and public input.

Economic Conditions and Revenue Outlook

Midvale continues to operate in a period of economic uncertainty and transition. Sales tax, the City's largest single revenue source, has been difficult to project due to ongoing economic uncertainty. While the FY2026 forecast assumed a 1% decline in sales tax revenue, the presented tentative budget holds sales tax revenues flat at FY2025 actual levels, resulting in a modest increase over the original FY2026 projection. In addition, the City is experiencing declines in other revenue categories, including Franchise Tax Revenue and Fines and Forfeitures. These trends reinforce the importance of conservative forecasting and careful financial management.

Property tax is intended to serve as a stable and predictable funding source; however, Midvale's General Fund revenue structure remains significantly weighted toward sales tax. Property tax currently generates approximately $3.5 million of the $23,881,472 million General Fund, or roughly 15%, which is a smaller proportion than most comparable cities even if the Public Safety Property tax ($1,789,525 with proposed increase) is included. This structural imbalance leaves Midvale more vulnerable to economic fluctuations driven by consumer spending.

To address this imbalance over time, the tentative budget reclassifies an existing vacant position into an Economic Development Manager. This position will focus on strengthening Midvale's economy, supporting business growth, and expanding the City's future sales tax base in a thoughtful and sustainable way.

Workforce and Service Delivery

City services are delivered by dedicated employees who consistently perform at a high level, within a lean staffing model. The Fiscal Year 2027 tentative budget includes a 3.0% cost of living adjustment (COLA) and a 1% merit increase for eligible employees, along with targeted market adjustments for critical positions. Including 5.0% benefit increases, these changes add approximately $205,000 to the General Fund, as well as corresponding increases in the enterprise funds.

Despite lean staffing levels, City employees continue to adapt to evolving community needs while maintaining service quality and fiscal discipline.

Community Investment and Partnerships

Midvale's progress depends on strong partnerships and coordinated planning. In Fiscal Year 2027, the City intends to:

- Work with the Wasatch Front Regional Council (WFRC) on future trail and bridge projects

- Initiate a new General Plan to guide long term growth and investment
- Advance planning with Salt Lake County on the development of a new library branch at Midvale City Park and the relocation of the Salt Lake County Government Center to the Bingham Junction neighborhood.
- Continue collaboration with regional partners to support economic development and community revitalization

These efforts strengthen Midvale's role as a regional center and support a shared vision for the community's future.

Infrastructure as a Foundation

Infrastructure investment remains central to Midvale's long term success. The City continues to implement its adopted Water, Sewer, Stormwater, Transportation, and Open Space plans while expanding and improving the Public Works campus to meet growing service demands. The City's $23 million investment in the campus will ensure that Midvale continues to provide high levels of service today, as well as in the future as Midvale continues to grow.

Infrastructure investments today help control long term costs, improve reliability, and support future growth.

Water Resources, Drought, and Enterprise Funds

Water supply challenges are affecting the entirety of the state of Utah, and Midvale is not immune to the impacts of a prolonged, statewide drought. In recognition of these conditions, the City has taken proactive steps to support conservation and long-term system sustainability.

Jordan Valley Water Conservancy District (JVWCD) provides 53% of the water used in Midvale. Due to Midvale's high usage of water during peak periods (i.e., summer days) JVWCD is increasing their wholesale price for Midvale's water by 11.5%. Additionally, JWVCD, in recognition of statewide drought conditions, has established a Water Scarcity Level 2 (Severe) designation. This designation triggers surcharge pricing when contractual water usage thresholds are exceeded. In 2025, Midvale nearly exceeded its contractual allotment from JVWCD, and proactive conservation efforts will prevent even large increases in the price of Midvale's water in the future. In response to JVWCD Water Scarcity Level 2 (Severe) designation the City has implemented a 25% drought surcharge to water usage charges. The City's drought surcharge applies only to water usage and does not increase the base water rate. Based on historical precedent, Midvale's drought surcharge is not expected to generate additional net revenue, as conservation offsets usage.

Midvale is also actively working to improve local water reliability by refurbishing existing City wells to increase local production and reduce long-term reliance on JWVCD Water. To support these efforts, the City has included funds in the tentative budget to update the 2020 Drinking Water System Master Plan, as the plan is more than five years old and no longer reflects current infrastructure conditions, water supply strategies, or drought realities.

In addition to the Water Fund, Midvale operates several other enterprise funds that are supported by user fees rather than General Fund revenues, including Sewer, Stormwater, Sanitation, Street Lighting, Telecommunications, and Internal Services. These funds remain financially stable and continue to support reliable service delivery. Overall, enterprise funds are operating at healthy levels and remain an important component of the City's long-term financial stability.

Public Safety and Property Tax

Public safety remains the largest of Midvale City's operational expenses. The Fiscal Year 2027 tentative budget

reflects continued increases in the cost of police services provided through the Unified Police Department (UPD). For FY 2027, UPD service costs are projected to increase by 3.1%, or approximately $439,000, continuing a long-standing trend of cost growth that has outpaced inflation over time. This cost pressure is compounded by a projected $500,000 decrease in Homeless Shelter Mitigation Funding that supports the City's shelter officer program.

To address these rising costs while maintaining transparency and fiscal stability, the City continues to utilize a dedicated Public Safety Fund supported by a Public Safety Property Tax levy, which has a proposed increase in the tentative budget. Revenues from this levy, along with the City's existing General Fund contributions for public safety, are restricted exclusively to police services, Animal Control Services, and Emergency Management. This structure allows residents to clearly see how public safety dollars are allocated and ensures that funding for law enforcement does not displace other essential City services.

The proposed Public Safety Property Tax increase for Fiscal Year 2027 will result in an estimated 90% increase, or approximately $60 annually for the median household. While any tax increase is difficult, dedicating this funding to public safety provides a stable and predictable revenue source for one of the City's most essential services, while helping preserve General Fund capacity for transportation, maintenance, community development, and core administrative operations.

Separating public safety funding in this manner improves long-term financial planning, enhances accountability, and provides greater clarity for both the public and the City Council as Midvale continues to balance service demands with affordability.

Transparency and the Budget Process

The tentative budget proposes a public safety property tax increase that requires the City to complete the Truth in Taxation process. During the 2026 Legislative Session, the State adopted a new Truth in Taxation process intended to increase transparency through enhanced public noticing requirements and additional public engagement. Midvale has consistently met, and often exceeded, statutory noticing requirements because maintaining an informed and engaged community is a core value of the organization.

This Tentative Budget marks the beginning of the public budget process. It will be followed by additional discussions and public hearings, with an interim budget adopted in June. If the City Council approves the proposed property tax recommendations, the process will culminate in a Truth in Taxation hearing on August 11, 2026.

Closing

This tentative budget reflects a careful and disciplined approach to governing, as well as one that acknowledges financial uncertainty, pending funding decisions, and real cost pressures while continuing to invest in Midvale's future. Community engagement will remain essential throughout the budget process.

Sincerely,



Matt Dahl
City Manager

Budget & Financial Overview



Budget Process

Overview

Midvale City's budget process complies with the Utah Fiscal Procedures Act. The City seeks to maintain budgetary control by monitoring monthly revenues and expenditures, and by holding each department responsible for costs incurred within budgeted limits. Financial information and reports are provided to the City Manager, department heads, department directors, department managers, and other City staff to assist them in monitoring expenditures and keeping expenditures within approved limits. In addition, the City Council is provided a monthly budget versus actual report. Transactions are uploaded to the state of Utah's transparency website quarterly as prescribed by state law. The fiscal year 2024-2025 budget was developed in compliance with state law and will be approved by the City Council after a public hearing is held. The tentative fiscal year 2024-2025 budget for each division, department, and fund includes actual expenditures for the past two years, the current year's anticipated revenues and expenditures, and the tentative budget for the upcoming fiscal year. The Fiscal Year 2025-2026 Tentative Budget was created after thoroughly reviewing policy issues related to the budget and proposals to assist the City in achieving program objectives for the upcoming year. The budget process is intended to provide an opportunity for public participation and full disclosure to the residents of Midvale City as to the intent of the City Council in funding the City's various programs and services.

Basis of Budgeting

The City's proprietary funds (enterprise and internal service) are budgeted on a modified accrual basis, but reported in the City's Comprehensive Annual Financial Report (or basic financial statements) on a full accrual basis. On a modified accrual basis, revenues are recognized when susceptible to accrual (measurable and available). "Measurable" means the amount of the transaction can be determined, and "available" means the amount is collectible within the current period or soon enough thereafter to be used to pay the liabilities for the current period. In a full accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. The City's internal monthly reporting for these funds is done on a modified accrual basis, with year-end adjustments to present statements on a full accrual basis for the ACFR (or basic financial statements). The major year-end adjustments include: Capitalizing fixed assets purchased during the year, reversing principal debt payments, recording depreciation, and recording developer contributions (donated infrastructure).

Fund Type	Accounting Basis	Budgeting Basis
General Fund	Modified Accrual	Modified Accrual
Special Revenue Funds	Modified Accrual	Modified Accrual
Capital Projects Fund	Modified Accrual	Modified Accrual
Proprietary Funds	Full Accrual	Modified Accrual

Budget Amendments

Budget amendments are made only with the approval of the City Council upon recommendation by the Budget Officer (City Manager). Financial controls are intended to be a resource for effective financial management, rather than a barrier to achieving results that are consistent with the City's overall mission. At the same time, the City must comply with the Utah Fiscal Procedures Act and may not expend monies in excess of those authorized by the City Council. The City Council has authority to transfer budget appropriations between individual departments

budget appropriations between individual departments of any budgetary fund. The Budget Officer (City Manager) has authority to transfer budget appropriations between line items within any department of any budgetary fund. Budgets may be amended throughout the fiscal year. The City Council may amend the budget after holding a public hearing, giving residents at least seven days notice. A copy of the proposed budget amendment shall be made available to residents for their review ten days before the public hearing.

Budget Timeline

The following are the procedures and timeline followed by the City in the budget process:

January **February**	Revenue projections for all funds are made after reviewing current budget year revenue collection trends, state of Utah revenue projections, and consultation with the Administrative Services Director, City Manager, and Department Heads.
February	Department Heads submit proposed budget requests to the Administrative Services Director.
February **March**	The City Manager, Assistant City Manager, and Administrative Services Director meet with each Department Head to review their proposed budgets and projects.
March or April	A retreat is held with the Mayor, City Council, City Manager, Assistant City Manager, Department Heads, and other key staff to outline priorities, goals, and initiatives for the upcoming budget year.
May	During the first City Council meeting in May, a tentative budget is presented to the City Council. The budget document includes the proposed amounts to be spent for operating needs of each department as well as capital needs for all fund types.
June-August	Assuming a property tax increase is not being proposed, on or before June 30, a balanced budget is adopted for the fiscal year beginning July 1 after a public hearing is held to receive input from the residents of Midvale City on all aspects of the proposed budget. The hearing is advertised in a local newspaper at least seven days before it is held, and budget documents are available for inspection at least ten days prior to the public hearing. In addition, the City Council adopts the Certified Tax Rate by June 22nd to be used by the City for property tax (assuming no proposed property tax increase). If a property tax increase is being proposed, the City will adopt a proposed tax rate by June 22nd. The County Auditor must be notified of the tax increase proposal. Working with the County Auditor, the City will publish multiple advertisements regarding the proposed tax increase. Before September 1st, the City shall adopt a budget and property tax rate, and file a copy with the State Auditor's Office.
July-June	Budgetary control is maintained at the department level after the budget is approved by the City Council. The Budget Officer (City Manager) has the authority to transfer budget appropriations between individual line items within any department of any budgetary fund. All other amendments must be approved by the City Council after a public hearing.

Financial Structure

The City's departments are organized groups with similar functions or programs to manage operations more efficiently. The City's financial structure is organized into various funds within departments used for accounting and reporting. This provides a framework for the budget that is easier to understand. The majority of this document is organized by department to provide budgetary information.

The following is a graphical representation of the funds subject to appropriation that make up the City's financial structure:

Governmental Funds

General Fund

Special Revenue Funds

- Public Safety
- RDA Operations
- Bingham Junction Project Area (RDA)
- Jordan Bluffs Project Area (RDA)
- Main Street Project Area (RDA)
- Project Area Housing (RDA)
- City-Wide Housing (RDA)
- Municipal Building Authority (MBA)

Capital Projects Fund

Debt Service Fund

Proprietary Funds

Enterprise Funds

- Water Utility Fund
- Sewer Utility Fund
- Storm Water Utility Fund
- Street Lighting Fund
- Sanitation Fund
- Telecommunications Fund

Internal Service Funds

- Fleet Internal Service Fund
- Information Technology Internal Service Fund

On the following page is a chart showing the relationship between funds and operational departments. Departments are further broken down into divisions in the General Fund:

Fund and Operational Department Relationship

General Fund

- **Mayor and City Council**
- **General Administration**
  - Administration
  - City Attorney
  - City Recorder
  - Human Resources
  - Communications
- **Administrative Services**
  - Finance
  - Information Technology
  - Justice Court
- **Public Works**
  - Building and Grounds/Facilities Management
  - Streets
  - Parks and Cemetery
- **Community Development**
  - Planning and Zoning
  - Engineering
  - Economic Development
  - Business Licensing
  - Code Enforcement (Contract)
  - Building Inspection

Debt Service Fund

- **Administrative Services**
  - Finance

Special Revenue Funds

- **Public Safety Fund**
  - Public Safety (Contracts)
- **Redevelopment Agency Funds**
  - Redevelopment Agency
- **Municipal Building Authority (MBA)**
  - Administrative Services (Finance)

Capital Project Fund

- **All Departments**

Enterprise Funds

- **Water Utility Fund**
  - Public Works
- **Sewer Utility Fund**
  - Public Works
- **Storm Water Utility Fund**
  - Public Works
- **Street Lighting Fund**
  - Public Works
- **Sanitation Fund**
  - Public Works
- **Telecommunications Fund**
  - Administration
  - Administrative Services

Internal Service Funds

- **Fleet Fund**
  - Public Works
- **Information Technology Fund**
  - Administrative Services (Information Technology)

Fund Types and Descriptions

Governmental Funds

Major Funds

General Fund—Used to account for resources traditionally associated with a government which are not required legally or by sound financial management to be accounted for in another fund.

Public Safety Fund—Used to account for all revenues and expenditures associated with the costs of providing public safety services.

Capital Projects Fund—Used to account for the construction of capital projects of the City. Grants, bond proceeds, transfers from other funds, and interest earnings are the principal sources of funding.

Redevelopment Agency (RDA) Funds—The RDA funds are used to account for the activities of the Redevelopment Agency. The RDA was established to prepare and carry out plans to improve, rehabilitate, and redevelop blighted areas within the City. Although a legally separate entity, the RDA is reported in the financial statements and budget document as if it were part of the primary government due to the control the City has over the Agency. For budgeting purposes, each redevelopment agency fund is budgeted separately, but rolled together for financial reporting purposes. The City has the following Redevelopment Agency funds:

- RDA Operations Fund
- Bingham Junction Project Area Fund
- Jordan Bluffs Project Area Fund
- Main Street Project Area Fund
- City-Wide Housing Fund

Municipal Building Authority (MBA) - Used to account for the activities of financing and constructing municipal buildings that are then leased to the City. The MBA is governed by a five-member board of trustees comprised of the City Council. Although it is a legally separate entity of the City, the MBA is reported as if it were part of the primary government because of the City's ability to impose its will upon the operations of the MBA.

Proprietary Funds

Major Funds

Water Utility Fund—Accounts for the activities of the City's water distribution system.

Sewer Utility Fund—Accounts for the construction, maintenance, and operations of the City's sewer system.

Storm Water Utility Fund—Accounts for the construction, maintenance, and operations of the City's sewer system.

Nonmajor Funds

Street Lighting Fund—Accounts for the activities of the City's street lighting services.

Sanitation Fund—Accounts for the activities of the City's sanitation collection operations.

Telecommunications Fund—Accounts for the activities of the City's UTOPIA operations.

Internal Service Funds

Fleet Fund—The Fleet Fund accounts for the acquisition and maintenance of the City's vehicle fleet.

Information Technology Fund—This fund accounts for the acquisition and maintenance of the City's information technology.

Debt Service Fund

Accounts for debt principal and interest payments for general obligations not tied to the RDA, MBA, or Enterprise funds.

Financial Policies

Purpose

The purpose of Financial Policies is to set forth parameters and guidelines for prudent fiscal operational practices and management. These policies were developed by Midvale's Department of Administrative Services with assistance from the Government Finance Officers Association publication "Financial Policies" by Shayne C. Kavanaugh and the City's Financial Advisor, LRB Public Finance. These policies have been approved by executive management, and formally adopted by resolution by the Midvale City Council.

Formal Adoption of Financial Policies

These Midvale City Financial Policies were updated and adopted by a resolution of the Midvale City Council (2023-R-30) on June 20, 2023.

General Fund Reserve Policies

Purpose

- Comply with Utah state law.
- Plan for contingencies.
- Maintain good standing with rating agencies.
- Avoid interest expense.
- Generate investment income.
- Ensure cash availability when revenue is unavailable.
- Create a better working relationship between the governing board and staff.

Policies

Utah Code § 10-6-116 requires municipalities maintain an unrestricted (committed, assigned, and unassigned) general fund balance between five and thirty five percent of general fund revenues. Midvale City will maintain a General Fund fund balance (reserve) of fifteen percent of budgeted general fund revenues. The amount in reserves will be calculated by adding the fiscal year ending committed, assigned, and unassigned fund balances less fund balance appropriated in subsequent fiscal year. Midvale City will maintain a General Fund balance (reserve) of fifteen percent of budgeted general fund revenues, though the City Council may direct staff to reserve up to the State limit of thirty five percent.

The reserve may be used at the discretion of the City Council for unanticipated, non-recurring needs, temporary shortfalls, or if the Mayor declares a state of disaster. Fund balances should not be used for normal or recurring annual operating expenditures. Once used, reserves should be replenished in a timely manner. Unassigned general fund balance in excess of fifteen percent may be used for one-time purchases.

Reserve Policies in Other Funds

Purpose

- Provide working capital
- Support continuity of operations
- Maintain a stable fee structure
- Provide capital replacement funds
- Maintain good standing with rating agencies
- Create a better working relationship between the governing board and staff

Policies

Capital Projects Fund

This fund is used to track spending on major capital projects, therefore; there is no need to maintain a budgetary cushion.

Internal Service Funds (Fleet, IT)

The purpose of the Fleet and IT Internal Service Funds is to accumulate resources to replace vehicles and computer equipment according to assigned replacement schedules and to recover the operating costs of both

funds. City funds are charged replacement costs pro rata over the life of the vehicle or computer equipment based upon estimated replacement cost equipment based upon estimated replacement cost less estimated sales proceeds. Internal Service Funds recover operations costs in the year they are incurred by charging City funds their pro rata share of the operations costs. Interest earned on investment of reserves is used to offset the cost of annual operations. Fund balance for Internal Service Funds represent resources collected from City funds to be used for future purchases of vehicles and computer equipment. Reserves for future operations costs are not needed because operations costs are funded in the year they are incurred.

Enterprise Funds (Public Utilities, Storm Water Utility, Sanitation, Street Lighting, Telecommunications)

Midvale City will strive to maintain working capital (current assets less current liabilities) of no less than 60 days worth of annual operating expenses for the Sanitation, Street Lighting and Telecommunications Funds, and no less than 180 days worth of annual operating expenses for the Public Utilities and Storm Water Utility Funds.

In an effort to maintain adequate reserves, the City shall conduct an analysis of its utility rates on an annual basis. Rate increases, if needed, shall be proposed to City Council during the annual budgeting process.

In order to substantiate the value of Accounts Receivable in the enterprise funds, the City will enforce aggressive collection practices, including termination of service for accounts 60 days past due.

The minimum working capital reserve may be used at the discretion of the City Council for temporary shortfalls or to downsize operations. Once used, the reserve should be replenished in a timely manner. If reserves fall below the 60 day minimum, a plan for replenishment should be included in the subsequent year's budget planning process. Excess working capital may be used for capital improvements or for one-time purchases.

Other Funds

Adequate reserves will be considered.

Revenue Policies

Purpose

- Ensure sufficient and stable revenues in order to consistently produce desired programs and services.
- Develop and maintain revenue sources that are fair and consistent.

Policies

Midvale City strives to achieve diversification and stabilization of the revenue base. While recognizing that property taxes are the most stable, the City will not increase property taxes when other revenues such as sales tax and franchise fees are adequately funding operations.

The City will not use one-time revenues towards ongoing expenditures. User fees will be charged to obtain cost recovery for regulatory services such as building permits, plan checks, and business licensing. Administrative fees will be charged by the General Fund to the Enterprise Funds in order to recapture direct and indirect costs which benefit all funds. These fees will be reviewed annually in association with the budget process. A municipal fee schedule shall be reviewed and adopted by the City Council annually in conjunction with the operating and capital budgets.

Before applying for and accepting intergovernmental aid, the City will assess the merits of a particular program as if it were funded with local tax dollars. Local tax dollars will not be used to make up for losses of intergovernmental aid without first reviewing the program and its merits as a budgetary increment.

A conservative approach will be used to forecast revenues. However, when such an approach leads to considerations of raising taxes or cutting services, a more objective approach will be analyzed in order to avoid unpopular budget-balancing measures that later prove unnecessary. Multi-year forecasts will be prepared and presented to the Council annually as part of the budget process.

Expenditure Policies

Purpose

- Ensure that public funds are spent with integrity, directness, and transparency
- Ensure that expenditures are directed to services that citizens prefer

Policies

Ongoing expenditures will not expand beyond the City's ability to pay for them with current revenues. When practical, resources should be used for preventative investments that can be made to avoid even larger costs in the future. Funding for new programs and services should be limited to the extent that they can be reasonably funded over the near-to-long term given the current revenue stream.

Increasing efficiencies and effectiveness of the delivery of City services through process review, technology improvements, or outsourcing must be considered before adding permanent staff. Staff shall prepare an analysis of costs borne by the General Fund which benefit other funds, most importantly, enterprise funds. Enterprise Funds will reimburse the General Fund for these costs through administrative fees, which are appropriated as part of the budget each year.

Efforts will be made to maintain compensation packages that are sufficient to attract and retain quality employees. Salary range structures shall be evaluated periodically to determine the relative competitiveness of the pay structure to the job market. The midpoint of the salary range is the market value against which the City will assess its pay plan relative to the job market. If the midpoint of the City's salary range is more than five percent below market for any given position, the grade of that particular position shall be adjusted upward. The City's pay plan shall be reviewed and adopted annually by the City Council in conjunction with the annual budget. Staffing shall not exceed the authorized level, and all new positions must be approved by City Council before they are filled.

Operating Budget Policies

Purpose

- Acknowledge that the operating budget is among the most important public documents produced by the City.
- Ensure the budget sets forth the City's taxing and spending direction.
- Establish policies that allow leeway for the inevitable give-and-take of politics.

Policies

Midvale will adopt an annual operating budget for all funds. Budgets are prepared on a modified accrual basis. Under the modified accrual basis, capital expenditures and the redemption of bonds are recorded as expenditures. Depreciation and amortization costs are not budgeted since these costs are non-cash transactions. However, staff will perform an analysis to ensure each proprietary fund will not go over budget when depreciation expense is factored.

Budget policies define the broad guidelines under which the budget process will operate. Staff is then responsible for designing a process that conforms to the policies. Because the City's budget is a spending plan, and because circumstances change throughout the fiscal year,

staff may propose budget adjustments for any or all funds throughout the year. Those adjustment require discussion and adoption by the City Council to becom effective. The City Administrator has authority to reallocate line items within a department budget, but any inter-departmental budget adjustments must be approved by the City Council. Grants, additional personnel, new programs, etc. must be appropriated by the City Council.

The City Administrator, after meeting with all City departments, will present a balanced budget for adoption to the Mayor and City Council in May of each year. This document will serve as a working tool for the City Council in developing their operating budget. Consistent with Utah Code § 10-6-111, a tentative budget will be prepared and filed with the City's elected officials on or before the first regularly scheduled meeting of the governing body in May of the current period. The tentative budget will be reviewed and discussed in Council meetings throughout May and June. A public hearing will be held prior to the adoption of the final budget. Citizen participation and comment is encouraged. Consistent with Utah Code § 10-6-118, the City Council will adopt a final budget before June 30 of each fiscal period, or, in the case of a property tax increase, before September 1of the year for which a property tax increase is proposed. The City Council will adopt its certified property tax rate on the same date as the final budget is adopted.

Capital Asset Management Policies

Purpose

- Recognize the major impact capital projects have on the quality of local government services, the community's economic vitality, and the overall quality of life for citizens.
- Stimulate informed debate and to help leaders make optimal choices.
- The City will develop and maintain a Capital Improvement Plan which includes a realistic project timing and scope, and operating budget impacts.

Policies

The City will develop and maintain a Capital Improvement Plan which includes realistic project timing, scope, and operating budget impacts. Appropriations for capital projects are for the period of construction or acquisition, and do not lapse at the end of the fiscal year. Funds remaining in the project budget after its completion may be appropriated for other capital projects or revert to the General Fund.

Appropriate ongoing funding for maintenance is a high priority. Deferring maintenance or asset replacement has the potential for reducing a government's ability to provide services and/or threatening public health, safety and overall quality of life. In addition, as the physical condition of an asset declines, deferring maintenance and/or replacement may increase long-term costs and liabilities.

The City has established an Internal Service Fund for the purpose of accumulating resources to replace vehicles according to a replacement schedule established by the Fleet Manager, and to recover fleet operating costs from appropriate funds. The City has also established an Internal Service Fund for the purpose of accumulating resources to replace computer equipment according to a replacement schedule established by the Information Technology Manager, and to recover IT operating costs from appropriate funds.

Department managers/heads shall exercise supervision of all inventories of tangible City property within the control of or assigned to their departments, this includes ensuring all City assets are safeguarded and kept in good working condition. All City property located in warehouse(s) or storage areas shall be inventoried annually, and accountability for the property shall reside with the respective department head.

Long-Term Financial Planning Policies

Purpose

- Assist the government in providing stable tax and service levels to the community over a multi-year period
- Uncover minor problems which, left unresolved, could require dramatic action later
- Demonstrate a sound commitment to sound financial management and a willingness to control spending

Policies

Each year, staff shall develop a forecast of operating expenditures and revenue for the next five years. The presentation and discussion of the forecast and resulting long-term financial plan will be an integral part of the annual budget process. Midvale City will address imbalances in future revenues and expenditures in establishing property tax rates.

Debt Policies

Purpose

- Ensure that debt is used wisely and that future financial flexibility remains relatively unconstrained.
- Establish criteria for the issuance of debt obligations so that acceptable levels of indebtedness are maintained.
- Transmit the message to investors and rating agencies that the City is committed to sound financial management.
- Provide consistency and continuity to public policy development.

Policies

The City may use debt to help distribute the payments for a capital asset over its useful life so that benefits more closely match costs. The City may also use pay-as-you-go financing, in that it helps to keep the City's debt burden down. As there are merits to both methods of financing, Midvale may use a combination of debt and pay-as-you-go to finance capital assets.

Using long-term debt for operations is discouraged. Issuing debt with a longer amortization period than the life of the asset it is financing is prohibited.

Debt service as a percent of general expenditures of the General Fund shall not exceed fifteen percent. Capitalization of interest, the practice of using bond proceeds to pay the interest due on debt during the construction period of an asset, is generally acceptable. Long-term financing must comply with federal, state, and local legal requirements.

The City will consider debt issuance (rather than paying cash) when interest rates are low. The City might use its debt capacity to acquire capital assets for a lower total cost when construction costs are increasing or are very low. The City shall engage the following outside professionals to assist with bond sales, as bond sales are not a routine activity for most local governments:

- Financial Advisor
- Bond Counsel
- Underwriter
- Paying Agent/Registrar

Bond proceeds will be invested in accordance with the City's general investment policy. Staff must take steps to minimize arbitrage liability on bond proceeds in order to avoid penalties. Refunding bonds will be considered when there is an interest rate savings, a change in anticipated revenues, or when the City Council desires a change in the provisions of a bond covenant.

Midvale City shall comply with all ongoing disclosure conditions and shall file such required documents in a timely manner. Interfund loans are contemplated for short-term use only. Any transfers between funds where reimbursement is not expected within one fiscal year shall not be

recorded as interfund borrowings; they shall be recorded as interfund operating transfers.

Accounting, Auditing, and Financial Reporting Policies

Purpose

- Set the tone at the top for how the City will account for its financial resources and be accountable for making financial information available to the public.
- Satisfy external financial reporting requirements as well as meet the City's managerial needs.

Policies

Midvale City has established an Audit Committee to serve as a practical means for the City to provide independent review and oversight of the government's financial reporting processes, framework of internal control, and independent auditors. The Audit Committee shall report to the City Council at least annually.

Accounting records will be maintained in accordance with state and federal law and regulations. Midvale adopts the Government Finance Officers Association recommendation that governments use a multi-year audit contract for a period of no less than five years. Annual financial reporting in compliance with generally accepted accounting principles (GAAP) is required.

Monthly revenue and expenditure reports for each fund shall be presented to the City Council. A listing of checks issued shall be supplied to the City Council monthly. Midvale City will strive for transparency and shall comply with all state records transparency requirements.

Capital assets are defined as assets costing at least $5,000 with an expected useful life in excess of one year. Sensitive non-capitalized items such as computers shall be inventoried and controlled.

Internal Control and Risk Management Policies

Purpose

- Protect assets in order to ensure continuity of service.
- Maintain a safe work and service environment.
- Ensure the efficiency of risk management activities.

Policies

The City shall work closely with its insurer to accomplish goals stated above and to minimize the cost of risk management activities. The Human Resources Director shall be designated as the Risk Manager. Senior Staff shall serve as the risk management committee. Meetings shall be held quarterly to review insurance claims and reported incidents.

Employees will be provided with the official Midvale City Policies and Procedures Manual regarding employment, and shall file an acknowledgment of receipt and understanding of the manual with the Human Resources department annually. City employees and councilmembers are required to report conflicts of interest and to refrain from participating in or deliberating on any matters regarding such interest. Sexual Harassment training shall be conducted annually for all employees.

The City shall appoint an Emergency Operations Manager who is responsible for maintaining the City's Emergency Management Plan. Midvale City staff shall participate in regional and statewide safety exercises in coordination with area police and fire.

Internal Controls shall be developed to:

- Segregate duties
- Provide security over assets and records
- Ensure periodic reconciliation and verification
- Assure proper authorization

Local Economic Development Finance Policies

Purpose

- Improve local economic conditions through direct and indirect intervention

Policies

Midvale City's Redevelopment Agency may use tax increment financing to improve designated project areas within the City. Midvale City will strive to attract businesses that pay a salary equal to or above the average wage level for Midvale, and businesses that provide healthcare and retirement benefits to their employees.

Although some taxing entities within Midvale City boundaries may charge impact fees, Midvale City itself does not charge impact fees. The City employs an Economic Development Director who is charged with attracting new businesses to the City, as well as serving as a liaison between the private sector (in many cases, the developer) and City staff.

Procurement Policies

Purpose

- Ensure that the procurement process is fair.
- Ensure good stewardship over public funds.
- Help clarify the goals of the purchasing system.

Policies

The City will strive to consider full lifecycle costs of a good or service rather than simply accepting the lowest initial purchase price. Quality should be an integral evaluation component when reviewing vendor proposals. Purchasing decisions will be based on best value, not lowest cost. Procurements will be conducted fairly and the process and results will be open to the public. Training on Midvale's purchasing ordinance will be provided to City staff on a regular basis, at least once every two years.

Midvale City staff and elected officials shall comply with Midvale Municipal Code § 3.02 regarding procurement. Important purchasing thresholds for expenditures for supplies, services or construction are described below:

- Expenditures of fifty thousand dollars or more shall be made pursuant to the formal bidding procedures set forth in Midvale Municipal Code § 3.02.110. An expenditure of fifty thousand dollars or more must be approved by the City Administrator. Any expenditure of one hundred thousand dollars or more must be approved by the City Council.
- Expenditures for seven thousand five hundred dollars or more, but less than fifty thousand dollars, shall be made pursuant to the informal bidding procedures set forth in Midvale Municipal Code § 3.02.100.
- The following expenditures of the City shall be referred to as "exempt expenditures" and may be made without formal or informal bidding procedures, but should be made with as much competition as practicable under the circumstances.
    - ◊ Minor. Any expenditure amounting to less than seven thousand five hundred dollars.
    - ◊ Sole Source. An expenditure where a service, product, or requirement is only available from a single vendor. Examples include a supply or service of a unique or specialized nature, and only one known vendor is available to meet athe need, and specific parts, accessories, equipment, materials, services, proprietary commodities, or other commodities needed to meet the city's needs. Sole source procurements must be approved in writing by the department head, the procurement officer, and either another department head or a representative from the finance department or city attorney's office. See Midvale Municipal Code § 3.02.070 for procedures to follow.

- State Bidding. Any expenditure for which competitive bidding or price negotiation has already occurred on the state level. In the event state contract vendors are unable to fulfill the contract in a reasonable time frame, the City may purchase from another potential vendor willing to honor all aspects of the state contract.
- Interlocal Cooperation. Any expenditure made in conjunction with an agreement approved by resolution of the City Council between the City and another city or governmental entity.
- Joinder. Any expenditure made by joining or using a contract originated by another government entity or national cooperative organization with the approval of the city council.
- Professional Services. Any expenditure for professional services which by their nature are not reasonably adapted to award by competitive bidding and require elevated degree of specialized knowledge and discretion, including labor, effort, or work. Examples of expenditures qualifying for a professional services exemption include:
  - a. Accounting;
  - b. Architecture;
  - c. Artistic endeavors;
  - d. Auditing;
  - e. City planning;
  - f. Construction design and management;
  - g. Engineering;
  - h. Financial services;
  - i. Information technology;
  - j. Law;
  - k. Materials testing;
  - l. Medicine;
  - m. Psychiatry;
  - n. Surveying; and
  - o. Underwriting.
- Contracts for such expenditures shall be awarded at the discretion of the city manager based on the recommendation of the department head or procurement officer. If the city manager determines that competitive bidding for certain professional services would benefit the city, the procedures set forth in Section 3.02.130 must be followed.
- Special Sale. Any expenditure made in conjunction with any public auction, closeout sale, bankruptcy sale or other similar sale when the procurement officer determines in writing that such purchase may be made at a cost below the market cost for the same or similar goods and such determination is reviewed and approved by the City Council.
- Exchanges. Any exchange of supplies, materials, property, or equipment between the City and any other public or private party made by mutual agreement of the respective parties.
- Federal or State Funds. In cases where federal or state funds are being used and where federal or state purchasing laws or procedures govern the types of goods or services being procured, the city shall follow the applicable federal or state purchasing law or procedures in lieu of the procedures set forth in this policy.
- Gift or Bequest. In complying with the terms and conditions of any bequest to the city, if such action is approved by the city manager in writing and is otherwise consistent with law, the department buyer may procure without competitive bids.
- Compatibility Parts and Training. A department head or designee may procure without compet-

itive bids equipment and supplies which, by reason of the training of city personnel who service such equipment, or which is an addition to or for the repair or maintenance of equipment owned by the city which may be more efficiently added to, repaired, or maintained by a certain brand, person or firm. In such cases the department head shall submit written documentation to the procurement officer.

- ◊ Utah Correctional Industries. Supplies, services, or construction produced by Utah Correctional Industries may be purchased without seeking competitive quotes or bids.

The Mayor is the only individual with authority to bind the City. The Mayor's signature is required on all City contracts.

Cash Receipting And Deposit Policy

Purpose

- Establish a uniform control design for all departments of Midvale City that receive cash

Policies

All funds received are entered into the accounting system at the time of the transaction or if the transaction occurs at a location without access to the accounting system the funds will be logged into a receipt book with enough detail to determine where/who the funds came from, the purpose for receiving the funds, the method of payment; cash, check, credit card, etc., and designate the appropriate account. Manual receipts should have two copies; a customer copy and a Treasurer copy (Which can be kept electronically). Mail will be opened in the presence of two or more employees and any correspondence containing payments will be removed and processed before distributing mail to individual persons or departments.

For any funds received where the general ledger account is unknown, the person receiving the funds should coordinate with the City Treasurer or a member of the finance department to get a general ledger account to code the funds to upon receipt. Funds should not be held or delayed from being deposited for any reason. Cash must be secured during hours of operations, all cash stored overnight or during the weekend should be kept in a secure locked safe or vault. Access to the safes/vaults must be limited to approved employees. Two employees preferably employees who are not responsible for cash, must perform counts each quarter to verify the opening amounts of cash on hand for each cash drawer.

At the end of each day, the person responsible for receiving cash will close out their cash drawer and reconcile the system-generated report to the cash, checks, and credit card receipts in the drawer. Place cash, checks, and credit card receipts received along with the report in a deposit bag and placed them in a secure (locked) safe/vault for a deposit on the next business day.

If a transaction needs to be voided or adjusted, it should be done by someone who does not receive cash. The system should be designed to generate a report of all adjusted/voided transactions to facilitate monitoring of this process. All voided receipts in the accounting software must be made the same day by the senior accountant or Administrative Service Director. Credit card transactions can be voided on the terminal. A copy of the voided transaction receipt is given to the customer and a duplicate copy of the voided receipt must be attached to the original transaction receipt and included with the daily batches.

At the beginning of each day, the Treasurer or Designee will compile all cash and checks received from the previous day, match the total to the total receipts in the accounting system, create a deposit, and created a daily

deposit report. Merchant transaction reports will be reconciled to the credit card/ACH receipts in the accounting system. Deposits are to be made within three banking days of receipt according to the Utah Money Management Act. Any discrepancy in the funds being deposited and the supporting documentation should occur when daily reconciliation takes place.

The Midvale City Treasurer, or designee, takes funds to the bank. Midvale City maintains surveillance systems in offices receiving funds. The accounting system generates cash and deposit reports that will be reconciled to the bank statements by the Senior Accountant.

Every effort should be made to ensure large quantities of cash are not on hand at any location overnight. If a location has a large transaction or series of transactions leaving cash on hand over $5,000.00 the deposit should be made the same day.

General Fund Budgets

General Fund Summary

General Fund Summary - FY2027 Tentative Budget	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Taxes	17,989,546	18,470,638	18,311,731	18,409,227	97,496	0.5%
Licenses and Permits	696,558	1,406,639	849,490	870,374	20,884	2.5%
Intergovernmental Revenue	4,559,142	5,334,366	4,410,114	1,440,175	(2,969,939)	-67.3%
Charges for Services	2,260,039	2,872,092	2,351,763	2,312,261	(39,502)	-1.7%
Fines and Forfeitures	925,760	812,857	825,000	660,500	(164,500)	-19.9%
Miscellaneous Revenue	376,523	294,495	188,935	188,935	-	0.0%
Use of Fund Balance	-	-	2,670,576	74,300	(2,596,276)	-97.2%
TOTAL REVENUES	**$ 26,807,568**	**$ 29,191,087**	**$ 29,607,609**	**$ 23,955,772**	**$ (5,651,837)**	**-19.1%**
Expenditures:						
Mayor and City Council	365,800	365,683	347,568	375,632	28,064	8.1%
Administration	940,813	1,045,239	1,148,320	978,038	(170,282)	-14.8%
Non-Departmental	155,496	120,515	150,538	147,410	(3,128)	-2.1%
Community & Intergovernmental Relations	224,479	416,950	235,826	230,441	(5,385)	-2.3%
Public Safety	12,369,666	14,149,738	-	-	-	0.0%
City Attorney	877,903	980,097	1,055,158	1,060,537	5,379	0.5%
Communications	223,459	234,196	266,402	219,535	(46,867)	-17.6%
Harvest days	95,127	109,749	100,000	100,000	-	0.0%
Human Resources	150,580	150,775	156,483	324,218	167,735	107.2%
Employee services	41,592	43,149	45,800	43,475	(2,325)	-5.1%
Grants	12,501	12,502	-	-	-	0.0%
City Recorder	410,962	352,326	409,201	304,754	(104,447)	-25.5%
Administrative Services	**$ 15,868,378**	**$ 17,980,919**	**$ 3,915,296**	**$ 3,784,041**	**$ (131,255)**	**-3.4%**
Administrative Services	207,309	217,089	239,469	248,780	9,311	3.9%
Finance	422,252	432,303	390,610	335,817	(54,793)	-14.0%
Justice Court	1,048,500	1,068,812	1,157,162	1,172,531	15,369	1.3%
Information Technology	794,048	806,285	903,793	821,489	(82,304)	-9.1%
Total Admnitrative Services	**$ 2,472,109**	**$ 2,524,489**	**$ 2,691,034**	**$ 2,578,617**	**$ (112,417)**	**-4.2%**
Public Works						
Public Works Administration	375,767	457,851	407,181	272,759	(134,422)	-33.0%
Facilities	751,948	820,051	869,051	858,416	(10,635)	-1.2%
Streets	1,016,274	960,450	1,134,860	1,265,589	130,729	11.5%
Parks	794,745	802,340	933,903	946,749	12,846	1.4%
Total Public Works	**$ 2,938,734**	**$ 3,040,692**	**$ 3,344,995**	**$ 3,343,513**	**$ (1,482)**	**0.0%**
Community Development						
Community Development Admin	618,871	558,849	528,972	358,734	(170,238)	-32.2%
Engineering	179,550	198,468	189,947	159,196	(30,751)	-16.2%
Planning	415,173	437,220	471,886	481,325	9,439	2.0%
Code Enforcement	582	1,497	3,191	-	(3,191)	-100.0%
Building Inspection	161,778	430,843	741,671	707,541	(34,130)	-4.6%
Total Community Development	**1,375,954**	**1,626,877**	**1,935,667**	**1,706,796**	**(228,871)**	**-11.8%**
Transfers Out	4,127,145	5,506,195	18,169,669	12,502,389	(5,667,280)	-31.2%
TOTAL EXPENDITURES	**$ 26,782,320**	**$ 30,679,172**	**$ 30,056,661**	**$ 23,915,355**	**$ (6,141,306)**	**-20.4%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**$ 25,248**	**$ (1,488,085)**	**$ (449,052)**	**$ 40,417**	**$ -**	**-109.0%**

General Fund Financing Sources

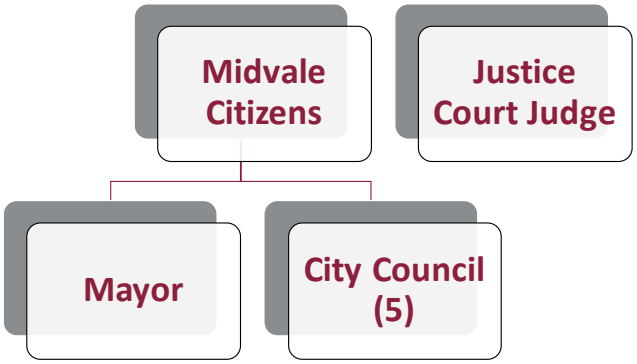
General Fund Financing Sources

	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Taxes:						
Property tax	3,118,864	3,504,944	3,445,094	3,504,944	59,850	1.7%
Delinquent/surplus prop tax	42,356	50,486	40,000	40,000	-	0.0%
Sales tax	11,479,115	11,627,600	11,281,321	11,627,600	346,279	3.1%
Franchise tax	2,514,968	2,433,763	2,691,585	2,405,183	(286,402)	-10.6%
Telecommunications tax	191,713	192,024	190,000	193,500	3,500	1.8%
Transient room tax	247,693	228,090	230,000	238,000	8,000	3.5%
Motor vehicle in lieu of	394,837	433,731	433,731	400,000	(33,731)	-7.8%
TOTAL TAXES	**$ 17,989,546**	**$ 18,470,638**	**$ 18,311,731**	**$ 18,409,227**	**$ 97,496**	**0.5%**
Licenses and Permits:						
Business licenses	347,003	336,351	345,000	326,000	(19,000)	-5.5%
Building permits	307,109	1,023,812	454,490	494,374	39,884	8.8%
Road cut fees	34,946	35,671	40,000	40,000	-	0.0%
ROW occupancy permits	7,500	7,503	7,500	7,500	-	0.0%
Sign fees	-	3,302	2,500	2,500	-	0.0%
TOTAL LICENSES AND PERMITS	**$ 696,558**	**$ 1,406,639**	**$ 849,490**	**$ 870,374**	**$ 20,884**	**2.5%**
Intergovernmental:						
EPA Inst Controls Grant	152,826	158,202	163,654	-	(163,654)	-100.0%
B&C road funds	1,389,754	1,570,759	1,117,140	1,268,175	151,035	13.5%
Liquor funds allocation	56,041	72,121	72,000	72,000	-	0.0%
State Homeless Initiative	2,904,425	3,443,383	2,922,320	-	(2,922,320)	-100.0%
Coalition Coordinator Grant	56,096	89,901	135,000	100,000	(35,000)	-25.9%
TOTAL INTERGOVERNMENTAL	**$ 4,559,142**	**$ 5,334,366**	**$ 4,410,114**	**$ 1,440,175**	**$ (2,969,939)**	**-67.3%**
Charges for Services:						
Zoning/development fees	8,198	40,980	20,000	40,000	20,000	100.0%
Plan check fees	160,822	684,910	135,000	215,000	80,000	59.3%
Maps and publications	449	1,248	500	500	-	0.0%
Notary/background check fees	10	-	-	-	-	0.0%
Code enforcement fees	1,500	-	1,000	1,000	-	0.0%
Rents and concessions	7,790	10,100	5,000	5,000	-	0.0%
Credit card service fees	13,545	10,833	12,000	12,000	-	0.0%
Cemetery lot sales	-	(1,300)	-	-	-	0.0%
Cemetery service fees	30,705	34,310	27,000	27,000	-	0.0%
Admin fee - Water	696,926	675,879	678,781	657,277	(21,504)	-3.2%
Admin fee - Sewer	400,361	420,865	424,223	414,779	(9,444)	-2.2%
Admin fee - Storm Water	408,911	408,381	419,001	331,176	(87,825)	-21.0%
Admin fee - Sanitation	103,959	109,398	116,120	115,469	(651)	-0.6%
Admin fee - RDA	292,787	319,523	347,672	326,168	(21,504)	-6.2%
Admin fee - Streetlighting	33,197	31,960	38,621	43,727	5,106	13.2%
Admin fee - Fleet	100,879	125,005	126,845	123,165	(3,680)	-2.9%
TOTAL CHARGES FOR SERVICES	**$ 2,260,039**	**$ 2,872,092**	**$ 2,351,763**	**$ 2,312,261**	**$ (39,502)**	**-1.7%**

General Fund Financing Sources

General Fund Financing Sources	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Fines and Forfeitures:						
Fines and forfeitures	830,674	727,731	763,000	600,000	(163,000)	-21.4%
Bad Debt Collections	82,012	72,575	50,000	50,000	-	0.0%
Attorney fees recovered	8,714	11,051	10,000	10,000	-	0.0%
Traffic school	4,360	1,500	2,000	500	(1,500)	-75.0%
TOTAL FINES AND FORFEITURES	**$ 925,760**	**$ 812,857**	**$ 825,000**	**$ 660,500**	**$ (164,500)**	**-19.9%**
Miscellaneous:						
Interest revenue	350,218	232,152	160,000	160,000	-	0.0%
Proceeds from insurance	8,325	44,173	-	-	-	0.0%
Sundry revenues	7,095	7,154	5,000	5,000	-	0.0%
ULGT dividend/grant	8,935	8,936	8,935	8,935	-	0.0%
Cash Over & Short	50	(320)	-	-	-	0.0%
Event Application Fee Revenue	1,900	2,200	-	-	-	0.0%
Donations from private parties	-	200	15,000	15,000	-	0.0%
TOTAL MISCELLANEOUS:	**$ 376,523**	**$ 294,495**	**$ 188,935**	**$ 188,935**	**$ -**	**0.0%**
USE OF FUND BALANCE	**$ -**	**$ -**	**$ 2,670,576**	**$ -**	**$ (2,670,576)**	**-100.0%**
TOTAL GENERAL FUND FINANCING SOURCES	**$ 26,807,568**	**$ 29,191,087**	**$ 29,607,609**	**$ 23,881,472**	**$ (5,726,137)**	**-19.3%**

Mayor and City Council



Department Description

Midvale City operates under a six-member council form of government. The Mayor votes on each matter where there is a tie-vote of the Council, on ordinances that enlarge or restrict the Mayor's powers, duties, or functions; and in the appointment or dismissal of a City Manager. The Mayor serves as the Chief Executive Officer and the City Manager serves as the Chief Administrative Officer overseeing the day-to-day administrative functions of the City.

The City Council serves as the Board of Trustees for the Midvale City Redevelopment Agency. The Mayor serves as Chief Administrative Officer and the City Manager serves as the Executive Director. The members of the City Council act as the governing body of the Agency and City staff provide management support and technical assistance to the Agency.

Budget

Mayor and City Council	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries [1]	177,513	182,951	196,127	203,245	7,118	3.6%
Benefits[1]	165,436	123,010	100,147	103,252	3,105	3.1%
Car Allowance	4,800	4,615	4,800	4,800	-	0.0%
Total Personnel	**347,749**	**310,576**	**301,074**	**311,297**	**10,223**	**3.4%**
Operating						
Education and Travel	2,823	1,287	5,000	3,000	(2,000)	-40.0%
IT Operations (Interfund)[2]	-	-	-	14,882	14,882	0.0%
IT Equipment (Interfund)[2]	7,894	14,186	19,341	-	(19,341)	-100.0%
Communications and Telephone	403	388	403	403	-	0.0%
Miscellaneous Supplies	6,169	6,611	6,750	6,750	-	0.0%
City Council Priorities	409	-	5,000	5,000	-	0.0%
Mayor's Priorities[3]	311	26,135	5,000	29,300	24,300	486.0%
Miscellaneous Services	42	6,500	5,000	5,000	-	0.0%
Total Operating	**18,051**	**55,107**	**46,494**	**64,335**	**17,841**	**38.4%**
TOTAL EXPENDITURES	**$ 365,800**	**$ 365,683**	**$ 347,568**	**$ 375,632**	**$ 28,064**	**8.1%**

AT A GLANCE:

TOTAL BUDGET: $375,632 | ELECTED OFFICIALS: 6.00

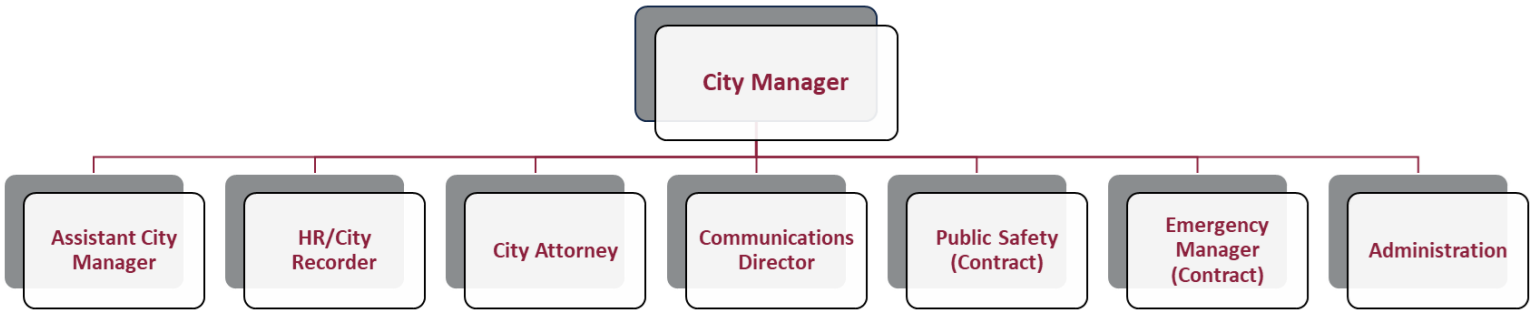
Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
3. One-Time Payment to Community Clean Energy Program

Staffing

Position	FY2024	FY2025	FY2025	Tentative FY2027
Part-Time				
Mayor	0.50	0.50	0.50	0.50
City Council Members	2.50	2.50	2.50	2.50
TOTAL MAYOR AND CITY COUNCIL	**3.00**	**3.00**	**3.00**	**3.00**

Administration



Department Description

The Administration Department consists of the City Manager, Assistant City Manager, Economic Development Manager, Coalition Coordinator, Administration Administrative Assistant, and the City Manager/Assistant City Manager Executive Assistant. The City Manager administers the day-to-day functions of the City and make executive-level decisions regarding operations.

Budget

Administration	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	519,349	624,136	689,938	573,573	(116,365)	-16.9%
Benefits[1]	232,301	259,078	287,653	233,458	(54,195)	-18.8%
Car Allowance	9,000	9,000	9,000	9,000	-	0.0%
Total Personnel	**760,650**	**892,214**	**986,591**	**816,030**	**(170,561)**	**-17.3%**
Operating						
Subscriptions and Memberships	1,001	1,201	2,500	2,500	-	0.0%
Education and Travel	5,554	6,197	9,500	7,000	(2,500)	-26.3%
IT Operations (Interfund)[2]	-	-	-	16,042	16,042	0.0%
IT Equipment (Interfund)[2]	6,228	10,886	13,263	-	(13,263)	-100.0%
Communications and Telephone	1,286	2,217	2,466	2,466	-	0.0%
Professional Services	162,375	129,996	130,000	130,000	-	0.0%
Miscellaneous Supplies	3,454	2,528	3,500	3,500	-	0.0%
Miscellaneous Services	265	-	500	500	-	0.0%
Total Operating	**180,163**	**153,025**	**161,729**	**162,008**	**279**	**0.2%**
TOTAL EXPENDITURES	**$ 940,813**	**$ 1,045,239**	**$ 1,148,320**	**$ 978,038**	**$ (170,282)**	**-14.8%**

AT A GLANCE:

TOTAL BUDGET: $978,038 | FULL-TIME EQUIVALENT EMPLOYEES: 4.70

Budget Continued

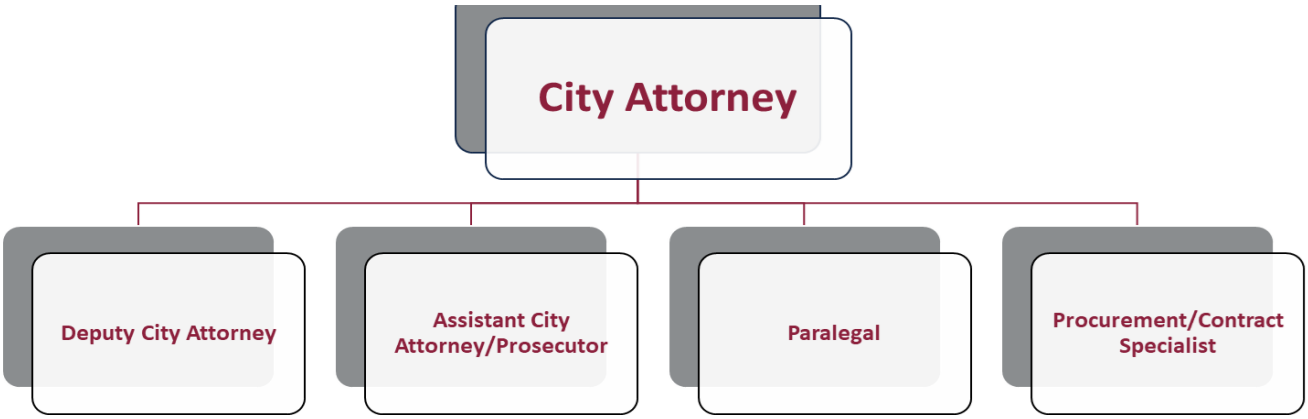
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2025	Tentative FY2027
City Manager	1.00	1.00	1.00	0.90
Assistant City Manager	1.00	1.00	1.00	0.60
Administrative Assistant	1.00	1.00	1.00	-
Executive Assistant	0.50	0.50	0.50	0.90
Policy & Program Manager	1.00	1.00	1.00	-
Economic Development Manager	-	-	-	1.00
Coalition Coordinator	1.00	1.00	1.00	1.00
Events Coordinator	-	-	0.30	0.30
TOTAL ADMINISTRATION	**5.50**	**5.50**	**5.80**	**4.70**

City Attorney



Department Description

The City Attorney's office administers the legal affairs of the City. The department consists of the City Attorney, Deputy City Attorney, Assistant City Attorney/Prosecutor, Paralegal, and a Procurement/Contract Specialist. The department duties include providing legal counsel to the Mayor and City Council, the City Manager, City boards and commissions, and City officers in relation to their official duties; drafting and reviewing legal contracts; drafting and reviewing municipal ordinances; managing outside legal counsel; and prosecuting cases in the Midvale City Justice Court.

Budget

City Attorney	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	504,447	518,338	638,247	669,470	31,223	4.9%
Overtime	283	-	500	-	(500)	-100.0%
Benefit[1]	248,823	209,806	239,358	243,290	3,932	1.6%
Car Allowance	5,769	5,330	6,000	6,000	-	0.0%
Total Personnel	**759,322**	**733,474**	**884,105**	**918,760**	**34,655**	**3.9%**
Operating						
Subscriptions and Memberships	7,510	6,911	16,800	16,950	150	0.9%
Education and Travel	9,178	8,485	12,250	11,450	(800)	-6.5%
IT Operations (Interfund)[2]	-	-	-	15,877	15,877	0.0%
IT Equipment (Interfund)[2]	6,599	9,200	14,503	-	(14,503)	-100.0%
Communications and Telephone	1,420	1,507	1,500	1,500	-	0.0%
Professional Services[3]	11,604	142,869	40,000	10,000	(30,000)	-75.0%
Education and Training	81,835	77,005	85,000	85,000	-	0.0%
Miscellaneous Supplies	435	646	1,000	1,000	-	0.0%
Total Operating	**118,581**	**246,623**	**171,053**	**141,777**	**(29,276)**	**-17.1%**
TOTAL EXPENDITURES	**$ 877,903**	**$ 980,097**	**$ 1,055,158**	**$ 1,060,537**	**$ 5,379**	**0.5%**

AT A GLANCE:

TOTAL BUDGET: $1,060,537 | FULL-TIME EQUIVALENT EMPLOYEES: 5.33

Budget Continued

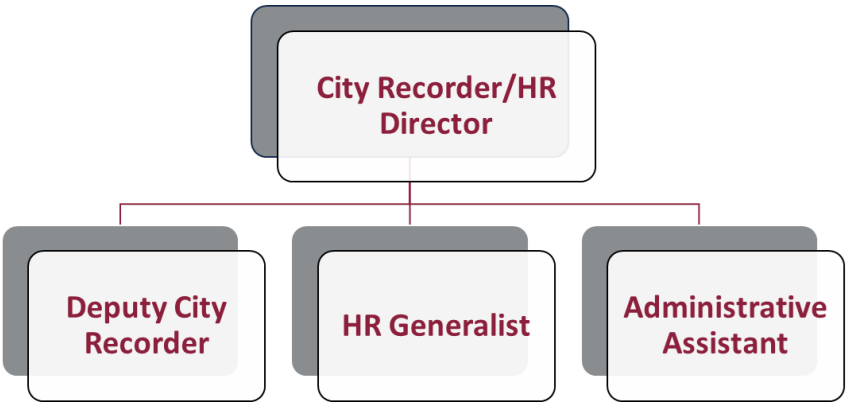
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
3. Removal of one-time litigation funding

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2025	Tentative FY2027
City Attorney	1.00	1.00	1.00	1.00
Deputy City Attorney	1.00	1.00	1.00	1.00
Paralegal/Executive Assistant	1.00	1.00	1.00	1.00
Assistnat City Attorney/Prosecutor	1.00	1.00	1.00	1.00
Procurement/Contract Specialist	1.00	1.00	1.00	1.00
RDA Attorney	-	-	0.33	0.33
TOTAL CITY ATTORNEY	**5.00**	**5.00**	**5.33**	**5.33**

City Recorder



Department Description

The City Recorder's Office is responsible for maintaining all City records and files, both paper and electronic. The Recorder's Office also manages municipal elections, GRAMA (Government Records Access Management Act) requests, public notices, public meeting agendas, minutes, and recordings.

Budget

City Recorder	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	251,139	248,382	254,031	207,796	(46,235)	-18.2%
Overtime	101	-	200	-	(200)	-100.0%
Benefits[1]	84,157	74,519	76,936	62,080	(14,856)	-19.3%
Car Allowance	3,000	3,000	3,000	3,000	-	0.0%
Total Personnel	**338,397**	**325,901**	**334,167**	**272,876**	**(61,291)**	**-18.3%**
Operating						
Subscriptions and Memberships	550	125	500	500	-	0.0%
Public Notices	133	1,033	2,500	2,500	-	0.0%
Education and Travel	2,412	1,339	4,500	4,500	-	0.0%
IT Operations (Interfund)[2]	-	-	-	7,475	7,475	0.0%
IT Equipment (Interfund)[2]	4,265	6,815	8,434	-	(8,434)	-100.0%
Communications and Telephone	403	403	600	403	(197)	-32.8%
Codification	6,909	9,558	20,000	15,000	(5,000)	-25.0%
Election Supplies	57,820	6,563	37,500	500	(37,000)	-98.7%
Miscellaneous Supplies	73	589	500	500	-	0.0%
Miscellaneous Services	-	-	500	500	-	0.0%
Total Operating	**72,565**	**26,425**	**75,034**	**31,878**	**(43,156)**	**-57.5%**
TOTAL EXPENDITURES	**$ 410,962**	**$ 352,326**	**$ 409,201**	**$ 304,754**	**$ (104,447)**	**-25.5%**

AT A GLANCE:

TOTAL BUDGET: $304,754 | FULL-TIME EQUIVALENT EMPLOYEES: 2.00

Budget Continued

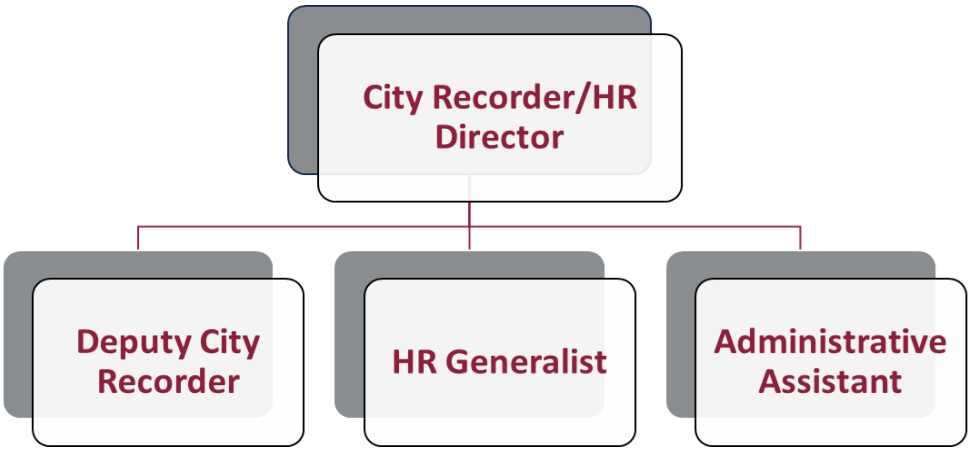
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
HR Director/City Recorder	1.00	1.00	1.00	0.50
Deputy City Recorder	1.00	1.00	1.00	1.00
Administrative Assistant	-	-	-	0.50
TOTAL CITY RECORDER	**2.00**	**2.00**	**2.00**	**2.00**

Human Resources



Department Description

The Human Resources Department provides city-wide support of personnel and benefits for all departments and employees. This support includes: recruitment, application processing, background investigations, drug testing, policy development, benefit administration, research and compliance with state and federal laws, investigation and dispute resolution, recognition programs, classification and compensation maintenance, and in-house training programs.

The department also provides risk management/safety support to all departments and employees. This support includes: safety inspections of facilities, accident review, claims processing, workers compensation claims, safety training, and safety incentives.

Budget

Human Resources	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	93,586	81,600	84,769	209,844	125,075	147.5%
Overtime	84	-	500	-	(500)	-100.0%
Benefits[1]	41,896	48,588	49,654	91,968	42,314	85.2%
Total Personnel	**135,566**	**130,188**	**134,923**	**301,812**	**166,889**	**123.7%**
Operating						
Subscriptions and Memberships	1,173	1,963	2,000	2,000	-	0.0%
Public Notices - Job Postings	1,691	2,545	2,000	2,000	-	0.0%
Education and Travel	4,504	5,125	6,000	4,500	(1,500)	-25.0%
IT Operations (Interfund)[2]	-	-	-	6,481	6,481	0.0%
IT Equipment (Interfund)[2]	996	3,848	4,135	-	(4,135)	-100.0%
Professional Services	3,635	3,588	4,000	4,000	-	0.0%
Software	1,425	1,425	1,425	1,425	-	0.0%
Miscellaneous Supplies	1,540	2,093	1,500	1,500	-	0.0%
Miscellaneous Services	50	-	500	500	-	0.0%
Total Operating	**15,014**	**20,587**	**21,560**	**22,406**	**846**	**3.9%**
TOTAL EXPENDITURES	$ 150,580	$ 150,775	$ 156,483	$ 324,218	$ 167,735	107.2%

AT A GLANCE:

TOTAL BUDGET: $324,218 | FULL-TIME EQUIVALENT EMPLOYEES: 2.00

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
HR Director/City Recorder	-	-	-	0.50
HR Generalist	1.00	1.00	1.00	1.00
Administrative Assistant	-	-	-	0.50
TOTAL HUMAN RESOURCES	**1.00**	**1.00**	**1.00**	**2.00**

Employee Services

Department Description

The Employee Services department accounts for costs associated with miscellaneous programs benefitting Midvale City employees. These programs include:

- Employee Assistance Program
- Benefit administration costs
- Education reimbursement program
- Employee Association
- Employee recognition

Budget

Employee Services	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Operating						
Employee Assistance Program[1]	4,000	4,000	4,000	4,300	300	-93.0%
Flex Spending Plan Admin Fee[1]	1,676	1,610	2,100	2,375	275	-88.4%
Drug Screening Services	3,903	3,186	3,500	3,500	-	-100.0%
Education Reimbursement Program	3,914	1,807	3,000	-	(3,000)	0.0%
Unemployment Insurance	1,490	-	1,500	1,500	-	-100.0%
Miscellaneous Supplies	135	549	500	500	-	-100.0%
Miscellaneous Services	-	40	1,000	1,000	-	-100.0%
Employee Association	22,810	21,507	21,000	21,000	-	-100.0%
Employee Recognition Program[1]	3,300	2,600	2,000	2,100	100	-95.2%
Safety Award Program	6,410	6,293	7,200	7,200	-	-100.0%
TOTAL EXPENDITURES	**$ 47,638**	**$ 41,592**	**$ 45,800**	**$ 43,475**	**$ (2,325)**	**-105.3%**

1. Cost Increases

AT A GLANCE:

TOTAL BUDGET: $43,475 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Communications



Department Description

The Communications Department works to provide accurate, timely information in a professional manner to residents, businesses, City employees, and the news media by utilizing a number of mediums, including: social media, City website, newsletters, e-mail notifications, direct mailings, videos, etc.

Budget

Communications	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	103,629	108,383	121,568	89,387	(32,181)	-26.5%
Benefits[1]	54,101	54,962	59,656	43,046	(16,610)	-27.8%
Car Allowance	3,000	3,000	3,000	3,000	-	0.0%
Total Personnel	**160,730**	**166,345**	**184,224**	**135,433**	**(48,791)**	**-26.5%**
Operating						
Subscriptions and Memberships	1,369	1,079	1,200	1,200	-	0.0%
Education and Travel	1,378	3,607	2,600	2,600	-	0.0%
IT Operations (Interfund)[2]	-	-	-	1,699	1,699	0.0%
IT Equipment (Interfund)[2]	726	5,471	6,375	-	(6,375)	-100.0%
Communications and Telephone	403	403	403	403	-	0.0%
Professional Services	1,421	9,336	8,000	8,000	-	0.0%
Newsletter	24,000	24,060	24,000	24,000	-	0.0%
Software[3]	32,633	23,321	38,000	44,600	6,600	17.4%
Miscellaneous Supplies	696	574	1,000	1,000	-	0.0%
Miscellaneous Services	103	-	600	600	-	0.0%
Total Operating	**62,729**	**67,851**	**82,178**	**84,102**	**1,924**	**2.3%**
TOTAL EXPENDITURES	**$ 223,459**	**$ 234,196**	**$ 266,402**	**$ 219,535**	**$ (46,867)**	**-17.6%**

AT A GLANCE:

TOTAL BUDGET: $219,535 | FULL-TIME EQUIVALENT EMPLOYEES: 0.70

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
3. Increase to communication software costs

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Communications Director	1.00	1.00	1.00	0.70
TOTAL COMMUNICATIONS	**1.00**	**1.00**	**1.00**	**0.70**

Harvest Days

Department Description

The Harvest Days department includes all costs for the City's annual Harvest Days celebration. Over the years, the City has come together to celebrate the harvest of friendship and community found "in the middle of everything."

Budget

Harvest Days	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Operating						
Permits	924	1,871	1,500	1,500	-	0.0%
Equipment	11,178	12,898	12,000	12,000	-	0.0%
Supplies and Advertising	17,324	4,094	12,000	12,000	-	0.0%
Professional Services	21,475	25,142	25,000	25,000	-	0.0%
Entertainment	15,951	21,109	26,000	26,000	-	0.0%
Parade	3,938	11,180	5,000	5,000	-	0.0%
Fireworks	13,000	13,000	13,000	13,000	-	0.0%
Other Activities	5,337	8,455	5,500	5,500	-	0.0%
City Float	6,000	12,000	-	-	-	0.0%
TOTAL EXPENDITURES	**$ 95,127**	**$ 109,749**	**$ 100,000**	**$ 100,000**	**$ -**	**0.0%**

AT A GLANCE:

TOTAL BUDGET: $100,000 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Community & Intergovernmental Relations

Department Description

The Community & Intergovernmental Relations budget includes programs and grants to support the residents of Midvale City. Included in this department are functions that support Salt Lake County's Midvale Senior Center, and grants to the Boys & Girls Club, Arts Council, museum, and Community Building Community.

Budget

Community and Intergovernmental Relations	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	38,264	39,812	41,332	42,735	1,403	3.4%
Benefits[1]	9,322	8,962	9,414	9,612	198	2.1%
Total Personnel	**47,586**	**48,774**	**50,746**	**52,347**	**1,601**	**3.2%**
Operating						
Subscriptions and Memberships[2]	29,302	30,329	30,700	30,817	117	0.4%
IT Operations (Interfund)[3]	-	-	-	2,300	2,300	0.0%
IT Equipment (Interfund)[3]	1,619	1,675	2,336	-	(2,336)	-100.0%
Vehicle Operating Costs (Interfund)	12,576	13,248	14,262	7,695	(6,567)	-46.0%
Communications and Telephone	-	-	500	500	-	0.0%
Professional Services	140	50	500	-	(500)	-100.0%
Grant to Boys & Girls Club	40,000	40,000	40,000	40,000	-	0.0%
Grant to Arts Council	45,000	45,000	45,000	45,000	-	0.0%
Grant to CBC	40,000	40,000	40,000	40,000	-	0.0%
Business & Prop. Improvement Prog.	-	191,209	-	-	-	0.0%
Miscellaneous Supplies	103	183	500	500	-	0.0%
Miscellaneous Services	86	-	500	500	-	0.0%
Hillcrest Sports Grants	2,275	700	5,000	5,000	-	0.0%
Total Operating	**171,101**	**362,394**	**179,298**	**172,312**	**(6,986)**	**-3.9%**
Capital						
Fleet Vehicle Replacement (Interfund)	5,782	5,782	5,782	5,782	-	0.0%
TOTAL EXPENDITURES	**$ 224,469**	**$ 416,950**	**$ 235,826**	**$ 230,441**	**$ (5,385)**	**-2.3%**

AT A GLANCE:

TOTAL BUDGET: $230,441| FULL-TIME EQUIVALENT EMPLOYEES: 0.75

Community & Intergovernmental Relations

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Increase to ULCT membership fee
3. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2025	Tentative FY2027
Part-Time				
Van Driver/Maintenance Worker	0.75	0.75	0.75	0.75
Receptionist - Museum	0.25	-	-	-
TOTAL COMMUNITY AND INTERGOVERNMENTAL RELATIONS	**1.00**	**0.75**	**0.75**	**0.75**

Non-Departmental

Department Description

The Non-Departmental budget includes charges that benefit departments City-wide.

Budget

Non-Departmental	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Operating						
Office supplies	40,162	31,318	40,000	40,000	-	0.0%
Postage	16,282	15,446	16,000	16,000	-	0.0%
Bank charges	16,542	15,937	19,500	19,500	-	0.0%
Vehicle operating costs	5,030	5,299	5,705	2,899	(2,806)	-49.2%
Insurance and surety	63,023	46,006	56,674	56,674	-	0.0%
Loss contingency	6,575	2,282	8,200	5,000	(3,200)	-39.0%
Miscellaneous supplies	486	145	500	500	-	0.0%
Miscellaneous services	4,509	1,823	1,700	1,700	-	0.0%
Total Operating	**152,609**	**118,256**	**148,279**	**142,273**	**(6,006)**	**-4.1%**
Capital						
Fleet Vehicle Replacement	2,887	2,259	2,259	5,137	2,878	127.4%
TOTAL EXPENDITURES	**$ 155,496**	**$ 120,515**	**$ 150,538**	**$ 147,410**	**$ (3,128)**	**-2.1%**

AT A GLANCE:

TOTAL BUDGET: $147,410 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Department Description

The Contributions budget includes transfers made from the General Fund to other Funds.

Budget

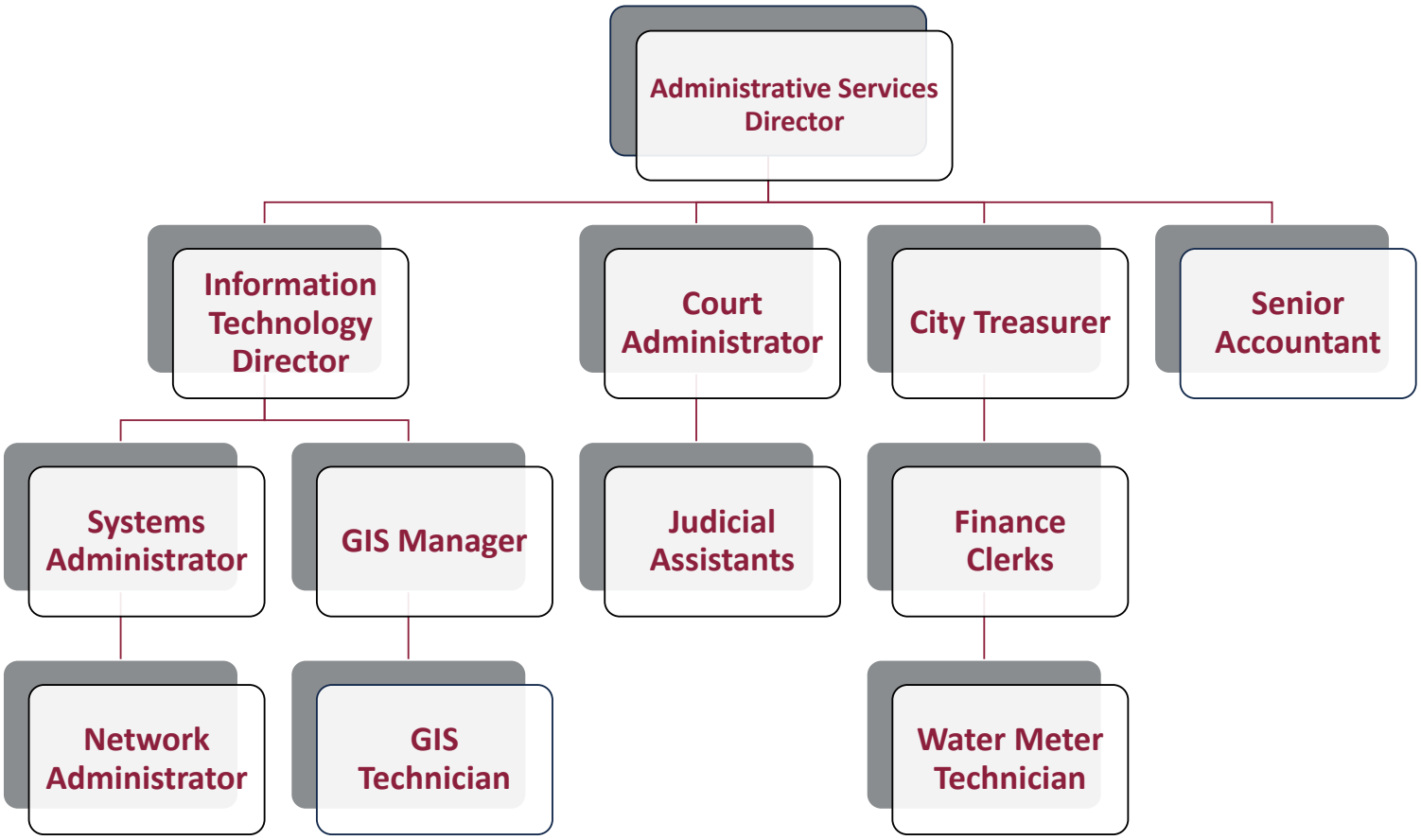
Contributions	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Transfer to Capital Projects	1,978,309	3,700,000	2,700,000	-	(2,700,000)	-100.0%
Transfer to Public Safety Fund[1]	-	-	13,714,975	10,748,122	(2,966,853)	-21.6%
Transfer to IT Fund	-	50,000	-	-	-	0.0%
Transfer to RDA	318,499	-	-	-	-	0.0%
Transfer to Debt Service Fund	1,134,725	1,063,210	1,061,446	1,061,087	(359)	0.0%
Transfer to Telecomm Fund	695,612	692,985	693,248	693,180	(68)	0.0%
TOTAL CONTRIBUTIONS	**$ 4,127,145**	**$ 5,506,195**	**$ 18,169,669**	**$ 12,502,389**	**$ (5,667,280)**	**-31.2%**

1. Creation of the Public Safety Fund in FY2026

AT A GLANCE:

TOTAL BUDGET: $12,502,389| FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Administrative Services - Administration



Department Description

The Administrative Services Director oversees the Information Technology Department, which includes GIS, Finance Department, and Justice Court.

AT A GLANCE:

TOTAL BUDGET: $248,780| FULL-TIME EQUIVALENT EMPLOYEES: 1.00

Administrative Services - Administration

Budget

Administrative Services - Administration	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	144,485	151,088	163,219	171,445	8,226	5.0%
Benefits[1]	56,675	58,910	61,970	63,797	1,827	2.9%
Car Allowance	3,000	3,000	3,000	3,000	-	0.0%
Total Personnel	**204,160**	**212,998**	**228,189**	**238,242**	**10,053**	**4.4%**
Operating						
Subscriptions and Memberships	51	25	400	400	-	0.0%
Education and Travel	600	1,289	4,500	4,500	-	0.0%
IT Operations (Interfund)[2]	-	-	-	3,738	3,738	0.0%
IT Equipment (Interfund)[2]	1,228	1,497	4,480	-	(4,480)	-100.0%
Communications and Telephone	403	403	400	400	-	0.0%
Professional Services	-	-	500	500	-	0.0%
Miscellaneous Supplies	367	512	500	500	-	0.0%
Miscellaneous Services	500	365	500	500	-	0.0%
Total Operating	**3,149**	**4,091**	**11,280**	**10,538**	**(742)**	**-6.6%**
TOTAL EXPENDITURES	**$ 207,309**	**$ 217,089**	**$ 239,469**	**$ 248,780**	**$ 9,311**	**3.9%**

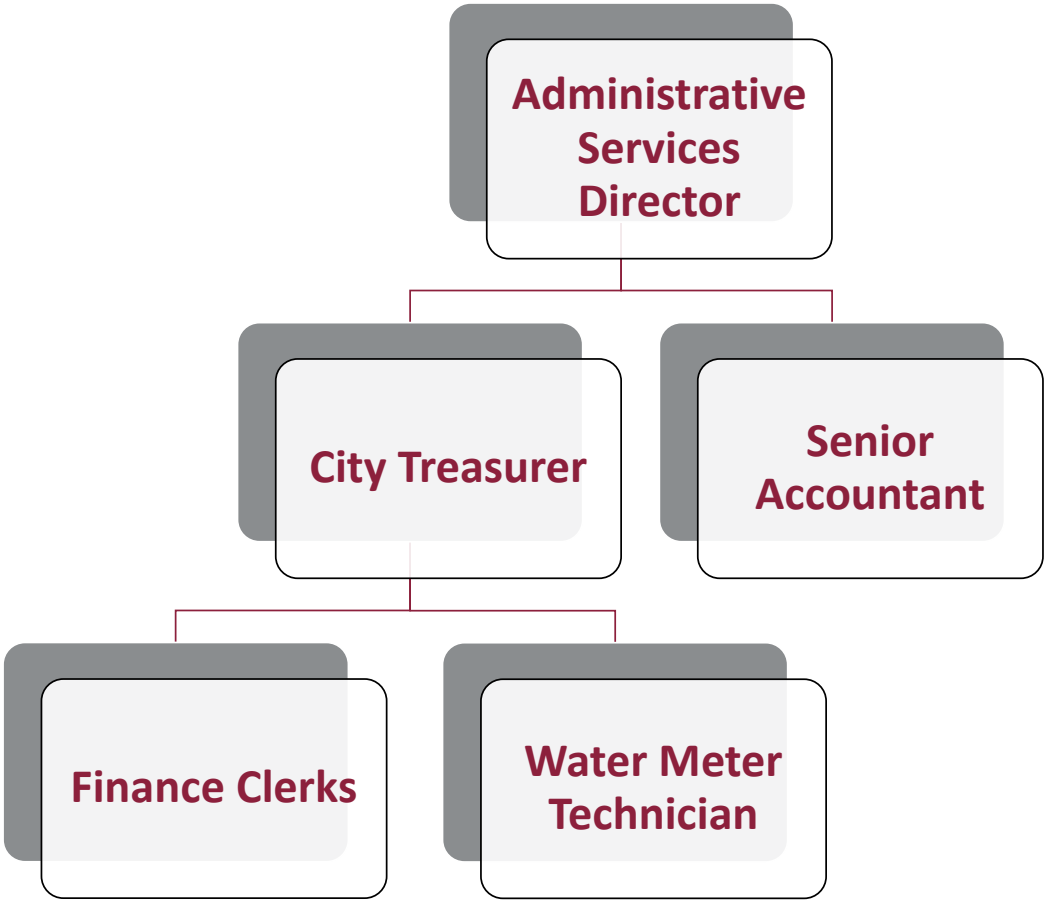
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Administrative Services Director	1.00	1.00	1.00	1.00
TOTAL ADMINISTRATIVE SERVICES ADM	**1.00**	**1.00**	**1.00**	**1.00**

Administrative Services - Finance



Department Description

The Finance Department encompasses the City's Finance and Utility Billing functions. The Finance division oversees all financial functions for the City, which include the City's Annual Comprehensive Financial Report (ACFR), the annual budget, and all accounting functions. The Utility Billing division, under direction of the City Treasurer, creates and maintains all customer utility accounts. Customers are billed monthly for usage of culinary water, sewer, garbage (sanitation), storm drain, and street lighting. Additionally, Utility Billing division bills and collects fees on behalf of UTOPIA (Utah Telecommunication Open Infrastructure Agency) users.

AT A GLANCE:

TOTAL BUDGET: $335,817| FULL-TIME EQUIVALENT EMPLOYEES: 2.15

Administrative Services - Finance

Budget

Administrative Services - Finance	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	255,323	231,404	221,358	191,341	(30,017)	-13.6%
Benefits[1]	123,455	149,061	109,814	102,522	(7,292)	-6.6%
Uniforms	794	413	675	675	-	0.0%
Total Personnel	**379,572**	**380,878**	**331,847**	**294,538**	**(37,309)**	**-11.2%**
Operating						
Subscriptions and Memberships	800	729	600	600	-	0.0%
Education and Travel	3,530	3,341	4,500	4,500	-	0.0%
Repairs, Maintenance, and Supplies	758	90	400	400	-	0.0%
IT Operations (Interfund)[2]	-	-	-	6,279	6,279	0.0%
IT Equipment (Interfund)[2]	8,619	11,965	21,733	-	(21,733)	-100.0%
Communications and Telephone	1,154	977	1,000	1,000	-	0.0%
Professional Services	25,900	31,430	28,530	26,500	(2,030)	-7.1%
Tool allowance	1,102	1,458	1,000	1,000	-	0.0%
Miscellaneous Supplies	413	985	500	500	-	0.0%
Miscellaneous Services	404	50	500	500	-	0.0%
Total Operating	**42,680**	**51,025**	**58,763**	**41,279**	**(17,484)**	**-29.8%**
TOTAL EXPENDITURES	**$ 422,252**	**$ 431,903**	**$ 390,610**	**$ 335,817**	**$ (54,793)**	**-14.0%**

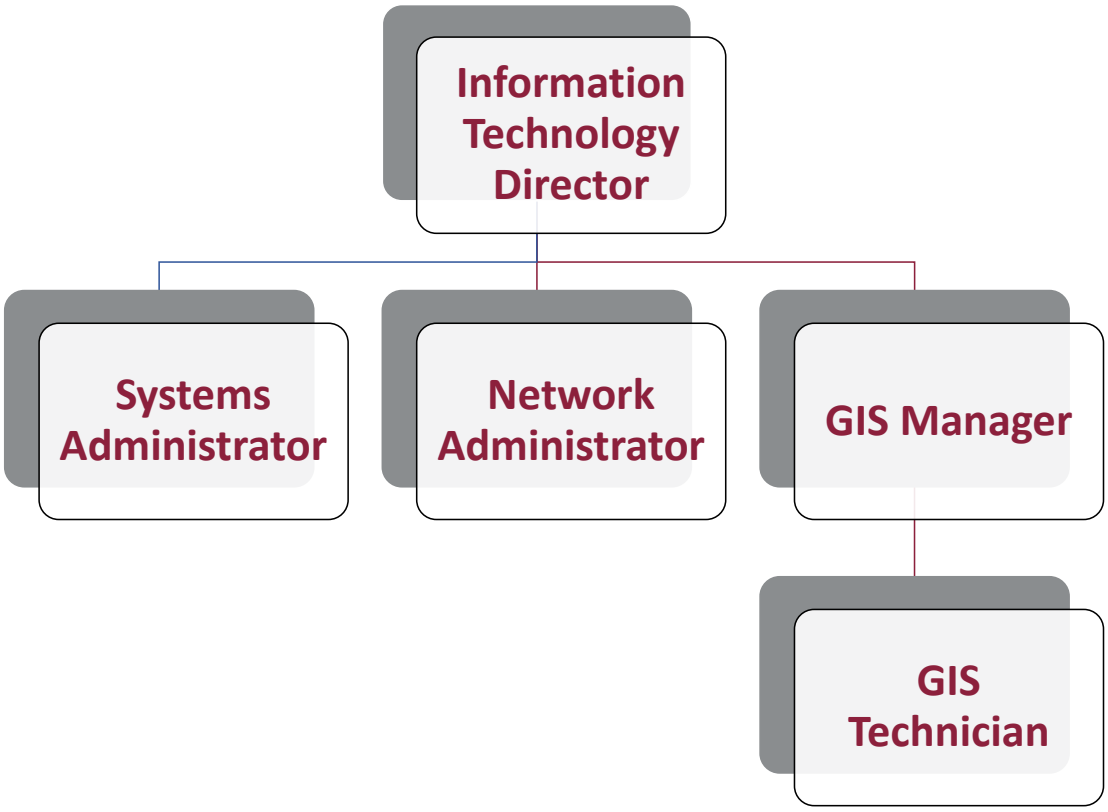
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Assistant Finance Director	1.00	1.00	-	-
Procurement/Contract Specialist	1.00	-	-	-
City Treasurer	0.35	0.35	0.35	0.35
Sr. Accountant	-	-	1.00	1.00
Accountant	1.00	-	-	-
Finance Clerk	1.00	2.00	1.50	0.80
TOTAL FINANCE	**4.35**	**3.35**	**2.85**	**2.15**

Administrative Services - Information Technology



Department Description

The Information Technology department is responsible for managing the technology and network infrastructure, maintaining information system security, promoting technology education, and overseeing data disaster recovery planning. The City's Geographic Information System (GIS) team is also housed in the Information Technology Department.

AT A GLANCE:

TOTAL BUDGET: $821,489| FULL-TIME EQUIVALENT EMPLOYEES: 2.90

Administrative Services - Information Technology

Budget

Administrative Services - Information Technology	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	320,661	337,884	359,581	319,498	(40,083)	-11.1%
Benefits[1]	142,534	148,621	156,506	132,292	(24,214)	-15.5%
Car Allowance	3,000	3,000	3,000	3,000	-	0.0%
Total Personnel	**466,195**	**489,505**	**519,087**	**454,790**	**(64,297)**	-12.4%
Operating						
Subscriptions and Memberships	-	-	3,500	3,500	-	0.0%
Education and Travel	11,810	9,902	15,000	15,000	-	0.0%
IT Operations (Interfund)[2]	-	-	-	12,979	12,979	0.0%
IT Equipment (Interfund)[2]	12,738	16,144	19,936	-	(19,936)	-100.0%
Internet and Wireless	20,029	2,151	6,200	6,700	500	8.1%
Communications and Telephone	25,941	25,379	28,695	28,695	-	0.0%
Professional Services	20,860	46,019	46,825	46,825	-	0.0%
Computer Equipment	13,700	19,348	15,000	15,000	-	0.0%
Network Equipment	32,079	517	5,000	5,000	-	0.0%
Software	106	1,428	2,000	2,000	-	0.0%
Software Support	189,787	195,247	241,550	230,000	(11,550)	-4.8%
Miscellaneous Supplies	631	426	500	500	-	0.0%
Miscellaneous Services	172	219	500	500	-	0.0%
Total Operating	**327,853**	**316,780**	**384,706**	**366,699**	**(18,007)**	-4.7%
TOTAL EXPENDITURES	**$ 794,048**	**$ 806,285**	**$ 903,793**	**$ 821,489**	**$ (82,304)**	-9.1%

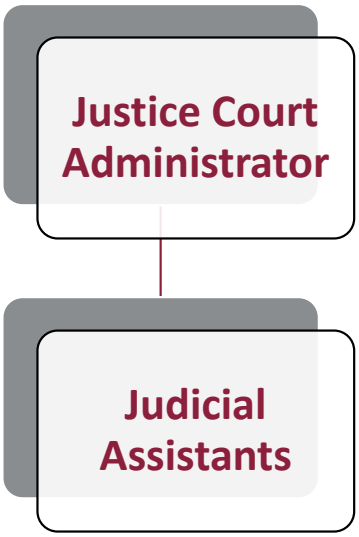
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Information Technology Director	1.00	1.00	1.00	0.80
Systems Administrator	1.00	1.00	1.00	0.70
Network Admimistrator	0.60	0.60	0.60	0.70
GIS Manager	0.35	0.35	0.35	0.35
GIS Technician	0.35	0.35	0.35	0.35
TOTAL INFORMATION TECHNOLOGY	**3.30**	**3.30**	**3.30**	**2.90**

Administrative Services - Justice Court



Department Description

The Midvale Justice Court has jurisdiction over Class B and C misdemeanors, small claims, and infractions committed within the boundaries of Midvale City. These include all traffic, parking, and criminal offenses. The Justice Court is devoted to providing the best service possible. Of Court staff, four are fluent in Spanish, providing excellent service to different parts of our diverse community.

AT A GLANCE:

TOTAL BUDGET: $1,172,531 | FULL-TIME EQUIVALENT EMPLOYEES: 9.00

Administrative Services - Justice Court

Budget

Administrative Services - Justice Court	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	594,311	613,770	678,533	708,423	29,890	4.4%
Overtime	-	203	100	100	-	0.0%
Part-Time Wages	13,408	13,362	-	-	-	0.0%
Benefits[1]	314,149	315,253	318,040	313,934	(4,106)	-1.3%
Car Allowance	3,000	3,000	3,000	3,000	-	0.0%
Total Personnel	**924,868**	**945,588**	**999,673**	**1,025,458**	**25,785**	**2.6%**
Operating						
Subscriptions and memberships	-	-	400	400	-	0.0%
Education and Travel	1,536	3,107	2,500	2,500	-	0.0%
Bank and card processing fees	14,056	11,485	15,000	15,000	-	0.0%
Repairs/maintenance/supplies	-	2,323	-	-	-	0.0%
IT Operations (Interfund)[2]	-	-	-	25,373	25,373	0.0%
IT Equipment (Interfund)[2]	19,417	21,053	35,789	-	(35,789)	-100.0%
Communications/telephone	806	806	800	800	-	0.0%
Warrants enforcement	-	80	-	-	-	0.0%
Judge pro tem fees	3,205	-	3,000	3,000	-	0.0%
Transport Fees	2,000	-	-	-	-	0.0%
Witness fees	701	1,184	700	700	-	0.0%
Bailiff fees	57,511	62,867	78,200	78,200	-	0.0%
Interpreter fees	18,269	18,314	19,000	19,000	-	0.0%
Juror fees and supplies	455	471	600	600	-	0.0%
Miscellaneous supplies	5,422	869	750	750	-	0.0%
Miscellaneous services	254	665	750	750	-	0.0%
Total Operating	**123,632**	**123,224**	**157,489**	**147,073**	**(10,416)**	**-6.6%**
TOTAL EXPENDITURES	**$ 1,048,500**	**$ 1,068,812**	**$ 1,157,162**	**$ 1,172,531**	**$ 15,369**	**1.3%**

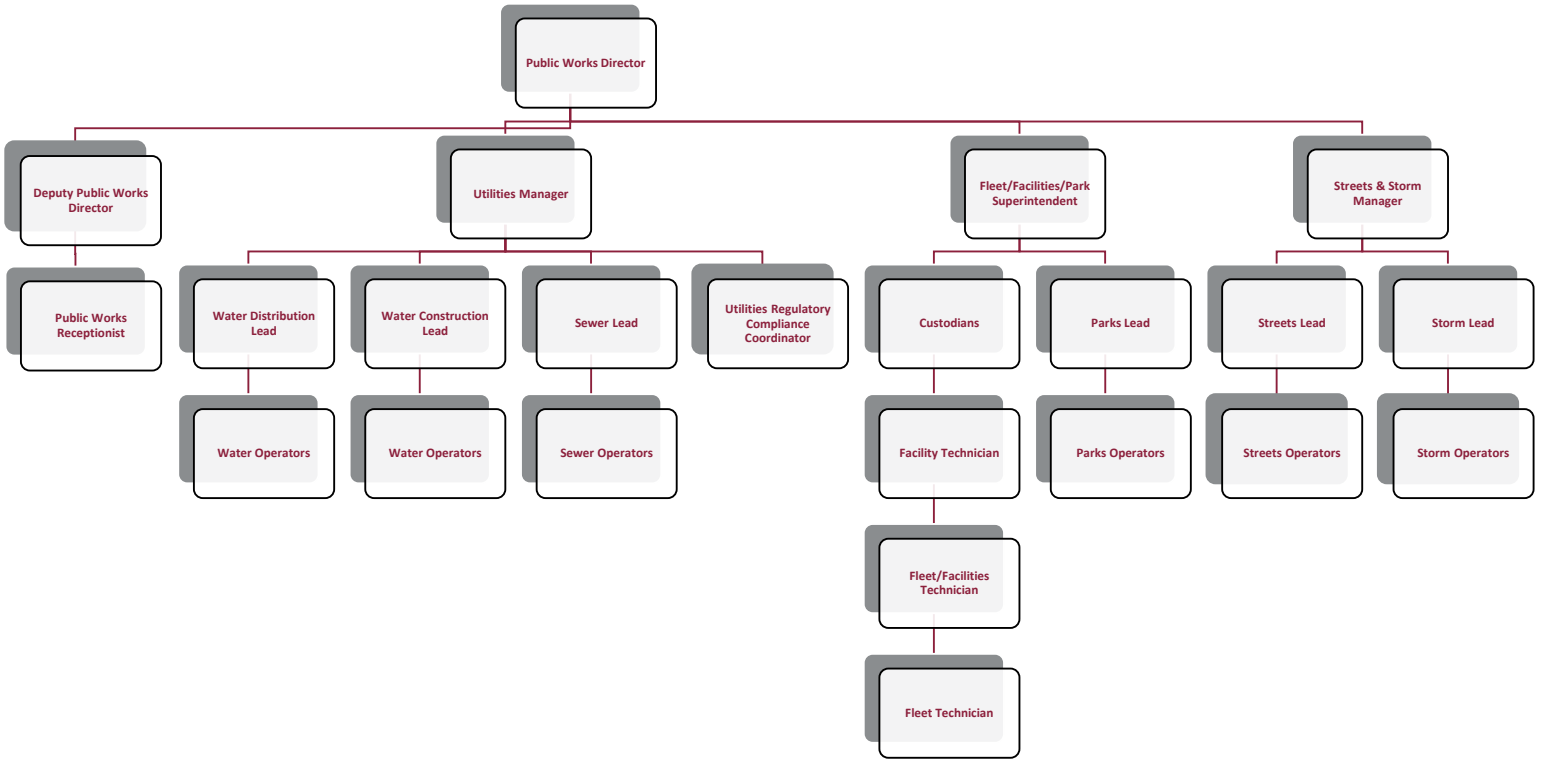
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Judge	1.00	1.00	1.00	1.00
Court Administrator	1.00	1.00	1.00	1.00
Judicial Assistant I/II/III	6.72	6.72	6.72	7.00
TOTAL JUSTICE COURT	**8.72**	**8.72**	**8.72**	**9.00**

Public Works - Administration



Department Description

The Public Works Administration division assists all divisions within Public Works through office support and first contact communications with the public. Public Works Administration manages all public works invoices, cemetery filings, burial scheduling, hydrant meter rentals, and all other walk-in public needs.

AT A GLANCE:

TOTAL BUDGET: $272,759 | FULL-TIME EQUIVALENT EMPLOYEES: 1.30

Public Works - Administration

Budget

Public Works Administration	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	224,046	240,980	239,510	138,385	(101,125)	-42.2%
Overtime	585	-	300	-	(300)	-100.0%
Benefits[1]	126,416	119,728	125,942	60,321	(65,621)	-52.1%
Total Personnel	**351,047**	**360,708**	**365,752**	**198,706**	**(167,046)**	**0.0%**
Operating						
Subscriptions and memberships	422	-	700	500	(200)	-28.6%
Education and Travel	1,226	1,306	5,000	3,000	(2,000)	-40.0%
Repairs/maintenance/supplies	329	659	500	500	-	0.0%
Med/safety supplies[2]	-	63,463	-	50,000	50,000	0.0%
IT Operations (Interfund)[3]	-	-	-	4,263	4,263	0.0%
IT Equipment (Interfund)[3]	8,517	10,799	14,585	-	(14,585)	-100.0%
Vehicle operating costs	7,546	7,949	8,557	7,521	(1,036)	-12.1%
Communications/telephone	564	564	1,000	600	(400)	-40.0%
Miscellaneous supplies	749	834	1,500	1,000	(500)	-33.3%
Miscellaneous services	928	63	1,000	1,000	-	0.0%
Total Operating	**20,281**	**85,637**	**32,842**	**68,384**	**35,542**	**0.0%**
Capital						
Fleet Vehicle Replacement (Interfund)	4,439	11,506	8,587	5,669	(2,918)	0.0%
TOTAL EXPENDITURES	**$ 375,767**	**$ 457,851**	**$ 407,181**	**$ 272,759**	**$ (134,422)**	**0.0%**

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. One-Time Cost - Midvale portion of interlocal radio tower construction
3. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Public Works Director	0.30	0.30	0.30	0.30
Public Works Deputy Director	0.95	0.95	0.95	0.30
Operations Superintendent	0.15	0.15	0.15	-
Public Works Administrative Assistant	1.00	1.00	1.00	0.70
TOTAL PUBLIC WORKS ADMIN	**2.40**	**2.40**	**2.40**	**1.30**

Public Works - Streets



Department Description

The Streets Division is responsible for maintaining safe vehicle and pedestrian routes. Duties include snow plowing and salting, asphalt repair and maintenance, concrete repair and maintenance pertaining to sidewalk and curb and gutter, and property maintenance for City Right-of-Ways. The division also maintains street signage and oversees the streetlight and traffic signal programs contracted through Salt Lake County.

AT A GLANCE:

TOTAL BUDGET: $1,265,589| FULL-TIME EQUIVALENT EMPLOYEES: 6.25

Public Works - Streets

Budget

Streets	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	295,426	320,138	347,521	452,049	104,528	30.1%
Overtime	7,721	9,902	10,900	10,900	-	0.0%
Benefits[1]	194,844	194,394	204,205	252,053	47,848	23.4%
Uniform Allowance	3,357	3,234	4,150	3,150	(1,000)	-24.1%
Total Personnel	**501,348**	**527,668**	**566,776**	**718,152**	**151,376**	**26.7%**
Operating						
Subscriptions and Memberships	-	-	100	100	-	0.0%
Education and Travel	1,969	1,491	5,800	4,000	(1,800)	-31.0%
Repairs, Maintenance, and Supplies	28,050	13,920	10,400	10,400	-	0.0%
Medical and Safety Supplies	2,065	853	1,200	1,200	-	0.0%
IT Operations (Interfund)[2]	-	-	-	14,636	14,636	0.0%
IT Equipment (Interfund)[2]	4,926	7,744	9,652	-	(9,652)	-100.0%
Vehicle Operating Costs (Interfund)	166,632	175,539	188,973	188,101	(872)	-0.5%
Lease of Public Works Space	28,000	28,000	28,000	28,000	-	0.0%
Electricity - Signals	6,839	7,658	7,500	7,500	-	0.0%
Communications and Telephone	2,763	2,754	4,660	4,660	-	0.0%
Special Highway Support	20,950	1,312	22,100	22,100	-	0.0%
Signal Maintenance	66,028	33,966	93,000	70,000	(23,000)	-24.7%
Asphalt/Concrete	23,240	14,641	22,500	22,500	-	0.0%
Salt	26,399	12,467	27,600	27,600	-	0.0%
Signage[3]	12,076	9,842	20,100	38,000	17,900	89.1%
Miscellaneous Supplies	-	3,415	500	-	(500)	-100.0%
Miscellaneous Services	1,000	-	1,000	1,000	-	0.0%
Total Operating	**390,937**	**313,602**	**443,085**	**439,797**	**(3,288)**	**-0.7%**
Capital						
Fleet Vehicle Replacement (Interfund)[6]	123,989	119,180	124,999	107,640	(17,359)	-13.9%
TOTAL EXPENDITURES	**$ 1,016,274**	**$ 960,450**	**$ 1,134,860**	**$ 1,265,589**	**$ 130,729**	**11.5%**

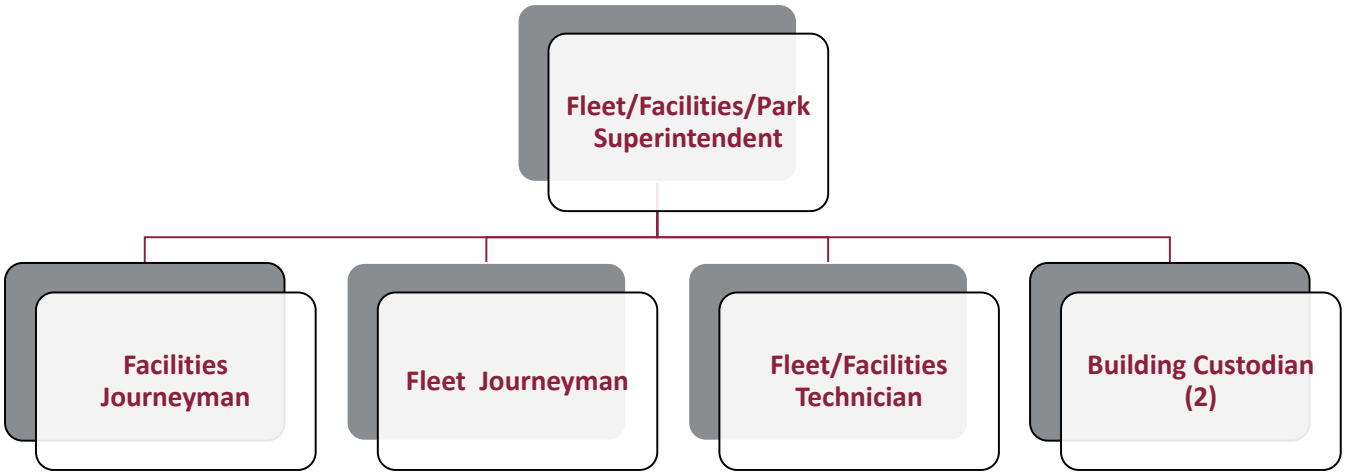
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
3. Funding 10-year city-wide replacement schedule

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Streets and Storm Water Manager	0.45	0.45	0.45	0.45
Streets Crew Lead	1.00	1.00	1.00	0.95
Streets Maintenance Technician	4.00	4.00	4.00	3.80
Storm Water Crew Lead	-	-	-	0.20
Storm Water Operator	-	-	-	0.60
City Engineer	-	-	-	0.25
TOTAL STREETS	**5.45**	**5.45**	**5.45**	**6.25**

Public Works - Facilities



Department Description

The Facilities Division is responsible for the maintenance and cleaning of all City owned and operated facilities and surrounding grounds.

AT A GLANCE:

TOTAL BUDGET: $858,416 | FULL-TIME EQUIVALENT EMPLOYEES: 3.60

Public Works - Facilities

Budget

Facilities	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	232,408	257,251	237,850	235,486	(2,364)	-1.0%
Overtime	678	668	1,200	1,200	-	0.0%
Benefits[1]	143,313	149,789	142,900	141,123	(1,777)	-1.2%
Uniform Allowance	798	1,453	1,200	1,200	-	0.0%
Total Personnel	**377,197**	**409,161**	**383,150**	**379,009**	**(4,141)**	**-1.1%**
Operating						
Travel	150	378	800	800	-	0.0%
Repairs, Maintenance, and Supplies	56,614	64,343	58,700	58,700	-	0.0%
Medical and Safety Supplies	-	-	300	-	(300)	-100.0%
IT Operations (Interfund)[2]	-	-	-	8,317	8,317	0.0%
IT Equipment (Interfund)[2]	1,274	5,376	5,822	-	(5,822)	-100.0%
Vehicle Operating Costs (Interfund)	18,864	19,872	21,393	19,736	(1,657)	-7.7%
Electricity	59,172	72,589	92,500	92,500	-	0.0%
Natural Gas	34,028	25,927	25,000	25,000	-	0.0%
Water and Sewer (Interfund)	102,685	103,206	148,370	148,370	-	0.0%
Communications and Telephone	2,857	3,096	3,412	3,412	-	0.0%
Professional Services	-	-	2,000	-	(2,000)	-100.0%
Insurance - property	40,704	64,954	66,163	66,163	-	0.0%
Miscellaneous supplies	-	-	500	-	(500)	-100.0%
Miscellaneous services	18,771	18,330	22,500	22,500	-	0.0%
Total Operating	**335,119**	**378,071**	**447,460**	**445,498**	**(1,962)**	**-0.4%**
Capital						
Building Improvements	16,518	18,878	24,500	24,500	-	0.0%
Fleet Vehicle Replacement (Interfund)	23,114	13,941	13,941	9,409	(4,532)	-32.5%
Total Capital	**39,632**	**32,819**	**38,441**	**33,909**	**(4,532)**	**-11.8%**
TOTAL EXPENDITURES	**$ 751,948**	**$ 820,051**	**$ 869,051**	**$ 858,416**	**$ (10,635)**	**-1.2%**

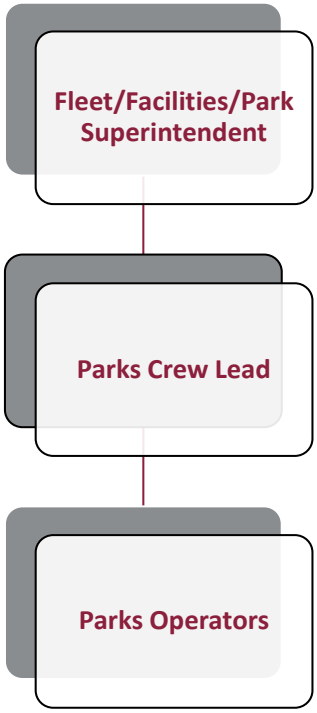
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Fleet/Facilities/Park Superintendent	-	-	0.33	0.30
Fleet/Facilities Manager	0.50	0.50	-	-
Fleet Maintenance Technician	-	-	0.20	0.10
Facilities Journeyman	1.00	1.50	1.25	1.20
Apprentice Mechanic	0.20	0.20	-	-
Building Custodian	2.00	2.00	2.00	2.00
TOTAL FACILITIES	**3.70**	**4.20**	**3.78**	**3.60**

Public Works - Parks and Cemetery



Department Description

The Parks and Cemetery Division is responsible for the maintenance of all City owned recreational open space including the Cemetery, parks, and trails. The division is also responsible for maintaining the landscaped medians and park strips within Midvale, and for overseeing the contract with the landscape company contracted by the City. The Parks and Cemetery Division maintains and cleans all associated park facilities including: restrooms, playground equipment, splash pad, sporting courts, and landscape irrigation maintenance. The division also performs all burials and coordinates all funerals and cemetery work.

AT A GLANCE:

TOTAL BUDGET: $946,749 | FULL-TIME EQUIVALENT EMPLOYEES: 4.30

Public Works - Parks and Cemetery

Budget

Parks and Cemetery	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	215,579	237,269	298,943	312,974	14,031	4.7%
Overtime	13,646	10,016	17,200	17,200	-	0.0%
Benefits[1]	124,862	129,325	145,073	148,319	3,246	2.2%
Uniform Allowance	2,090	2,508	2,650	2,650	-	0.0%
Total Personnel	**356,177**	**379,118**	**463,866**	**481,142**	**17,276**	**3.7%**
Operating						
Subscriptions and Memberships	1,601	61	1,500	1,500	-	0.0%
Education and Travel	1,689	5,486	6,100	6,100	-	0.0%
Repairs, Maintenance, and Supplies	21,023	28,204	23,400	23,400	-	0.0%
Soft Fall Fill	6,919	5,754	8,000	4,500	(3,500)	-43.8%
Splash Pad Maintenance & Repair	1,763	3,996	5,000	4,000	(1,000)	-20.0%
Playground Equipment Maitenance	6,167	3,104	33,833	33,833	-	0.0%
Tree Replacement[2]	-	-	-	25,000	25,000	0.0%
Medical and Safety Supplies	1,678	725	1,000	500	(500)	-50.0%
IT Operations (Interfund)[3]	-	-	-	10,183	10,183	0.0%
IT Equipment (Interfund)[3]	6,873	8,074	11,947	-	(11,947)	-100.0%
Vehicle Operating Costs (Interfund)	12,576	13,248	14,262	28,381	14,119	99.0%
Electricity	19,882	22,622	21,000	21,000	-	0.0%
Communications and Telephone	2,492	2,092	2,170	2,170	-	0.0%
Contract Labor[2]	315,014	291,678	300,000	275,000	(25,000)	-8.3%
Miscellaneous Supplies	-	-	500	-	(500)	-100.0%
Miscellaneous Services	-	-	2,000	2,500	500	25.0%
Total Operating	**397,677**	**385,044**	**430,712**	**438,067**	**7,355**	**1.7%**
Capital						
Building Improvements	1,236	-	8,000	8,000	-	0.0%
Fleet Vehicle Replacement (Interfund)	39,655	38,178	31,325	19,540	(11,785)	-37.6%
Total Capital	**40,891**	**38,178**	**39,325**	**27,540**	**(11,785)**	**-30.0%**
TOTAL EXPENDITURES	**$ 794,745**	**$ 802,340**	**$ 933,903**	**$ 946,749**	**$ 12,846**	**1.4%**

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Addition of annual tree replacement funds
3. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

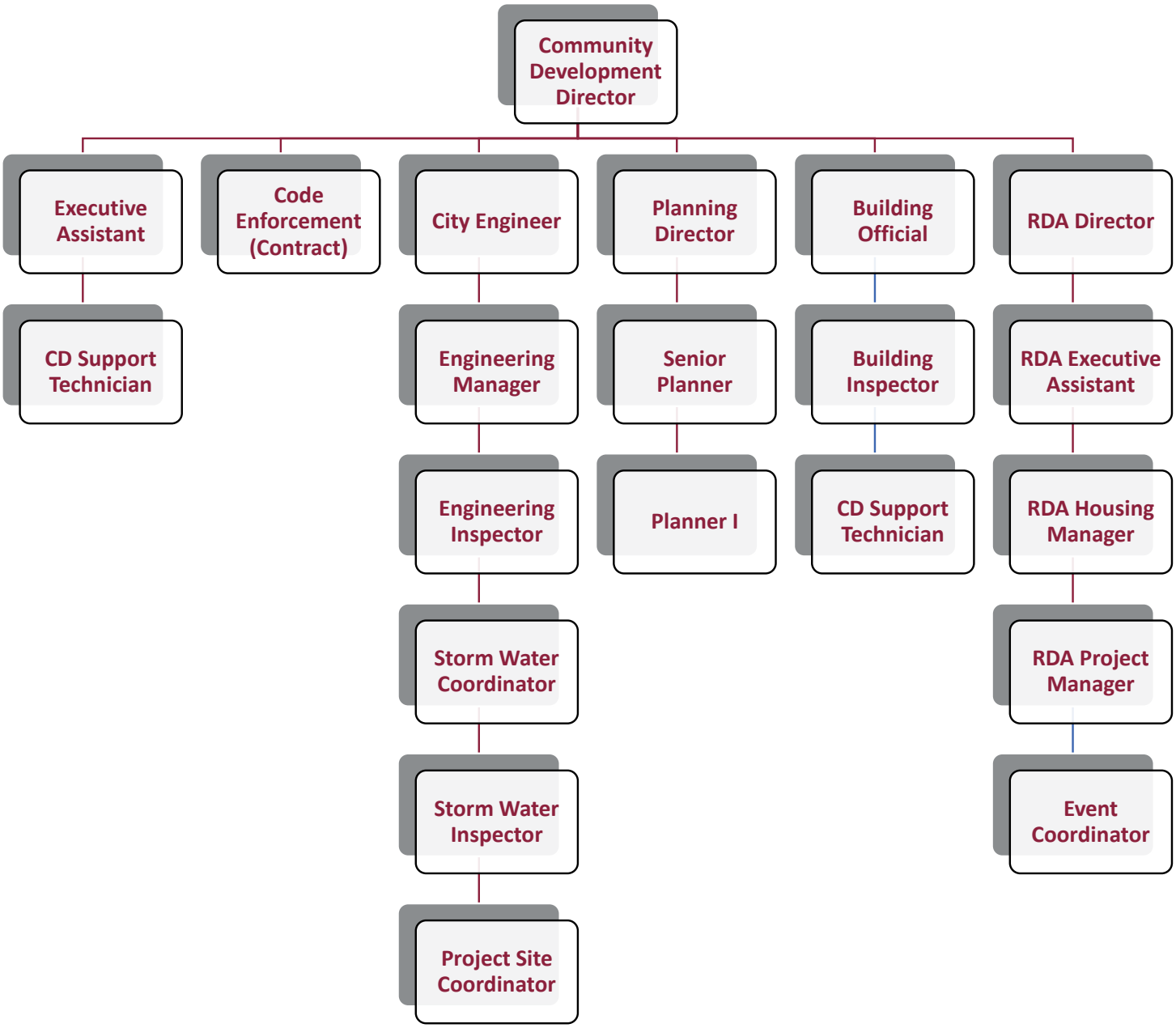
Public Works - Parks and Cemetery

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Fleet/Facilities/Park Superintendent	-	-	0.33	0.30
Parks Crew Lead	1.00	1.00	1.00	1.00
Parks Operators	2.50	3.00	3.00	3.00
TOTAL PARKS & CEMETERY	**3.50**	**4.00**	**4.33**	**4.30**

Community Development - Administration



Department Description

Community Development Administration includes overall support for the divisions within Community Development, including, business licensing, code enforcement (services provided by the Unified Police Department), engineering, planning and zoning, building inspections, and the Redevelopment Agency of Midvale City.

AT A GLANCE:

TOTAL BUDGET: $358,734 | FULL-TIME EQUIVALENT EMPLOYEES: 2.05

Community Development - Administration

Budget

Community Development Administration	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	380,625	340,088	304,943	208,892	(96,051)	-31.5%
Overtime	2,241	3,251	1,500	1,000	(500)	-33.3%
Benefits[1]	177,921	148,395	135,538	79,929	(55,609)	-41.0%
Car Allowance	3,000	3,000	3,000	3,000	-	0.0%
Total Personnel	**563,787**	**494,734**	**444,981**	**292,821**	**(152,160)**	**-34.2%**
Operating						
Subscriptions and Memberships	2,937	3,011	3,000	3,000	-	0.0%
Education and Travel	3,959	3,667	7,000	4,700	(2,300)	-32.9%
Bank Charges	12,135	9,479	12,820	12,820		0.0%
IT Operations (Interfund)[2]	-	-	-	6,190	6,190	0.0%
IT Equipment (Interfund)[2]	9,772	13,439	18,860	-	(18,860)	-100.0%
Vehicle Operating Costs (Interfund)	6,288	6,624	7,131	3,736	(3,395)	-47.6%
Communications and Telephone	1,565	1,000	1,193	1,193	-	0.0%
Professional Services	10,911	3,940	10,000	10,000	-	0.0%
Special Development Projects	1,246	15,096	10,000	10,000	-	0.0%
Economic Development Promotions	847	-	10,000	10,000	-	0.0%
Miscellaneous Supplies	1,658	2,002	1,000	1,000	-	0.0%
Miscellaneous Services	365	1,749	500	1,000	500	100.0%
Total Operating	**51,683**	**60,007**	**81,504**	**63,639**	**(17,865)**	**-21.9%**
Capital						
Fleet Vehicle Replacement (Interfund)	3,401	4,108	2,487	2,274	(213)	-8.6%
TOTAL EXPENDITURES	**$ 618,871**	**$ 558,849**	**$ 528,972**	**$ 358,734**	**$ (170,238)**	**-32.2%**

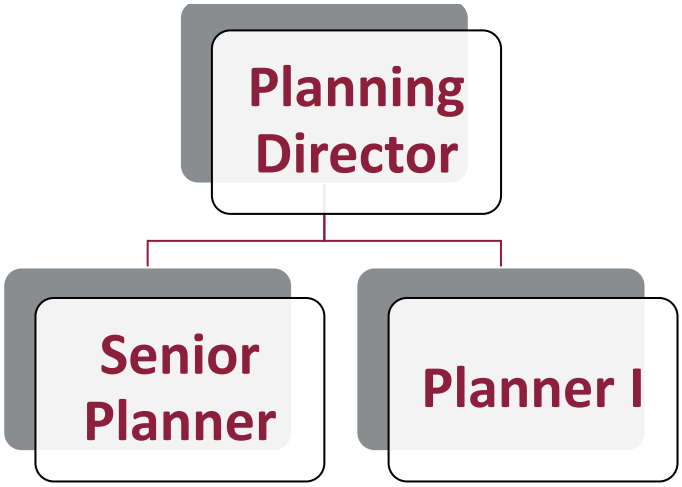
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Community Development Director	1.00	1.00	1.00	0.80
Economic Development Director	1.00	-	-	-
Executive Assistant	0.50	0.50	0.50	0.25
Project Site Coordinator	1.00	1.00	1.00	-
Community Development Support Technician	2.00	2.00	1.00	1.00
TOTAL COMMUNITY DEVELOPMENT ADMIN	**5.50**	**4.50**	**3.50**	**2.05**

Community Development - Planning and Zoning



Department Description

The Planning and Zoning Division is responsible for providing effective, transparent, and efficient professional services to the public. The Division also ensures compliance with Midvale City's Municipal Code for all building plans, subdivision plans, land use and zone amendments, etc. In addition, the division is charged with creation and modification of the City's General Plans and other planning documents.

Budget

Planning and Zoning	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	250,620	262,151	272,228	285,948	13,720	5.0%
Overtime	3,103	1,522	2,000	2,000	-	0.0%
Benefits[1]	137,591	145,545	157,957	162,325	4,368	2.8%
Total Personnel	**391,314**	**409,218**	**432,185**	**450,273**	**18,088**	**4.2%**
Operating						
Subscriptions and Memberships	1,325	1,667	2,000	2,000	-	0.0%
Education and Travel	6,054	7,942	7,500	7,500	-	0.0%
IT Operations (Interfund)[2]	-	-	-	8,232	8,232	0.0%
IT Equipment (Interfund)[2]	9,200	8,812	17,701	-	(17,701)	-100.0%
Communications and Telephone	605	806	1,500	820	(680)	-45.3%
Professional Services	3,350	500	3,000	3,000	-	0.0%
Miscellaneous Supplies	1,859	159	500	500	-	0.0%
Miscellaneous Services	397	2,301	500	500	-	0.0%
Planning Commision Misc	1,069	5,815	7,000	8,500	1,500	21.4%
Total Operating	**23,859**	**28,002**	**39,701**	**31,052**	**(8,649)**	**-21.8%**
TOTAL EXPENDITURES	**$ 415,173**	**$ 437,220**	**$ 471,886**	**$ 481,325**	**$ 9,439**	**2.0%**

AT A GLANCE:

TOTAL BUDGET: $481,325 | FULL-TIME EQUIVALENT EMPLOYEES: 3.00

Community Development - Planning and Zoning

Budget Continued

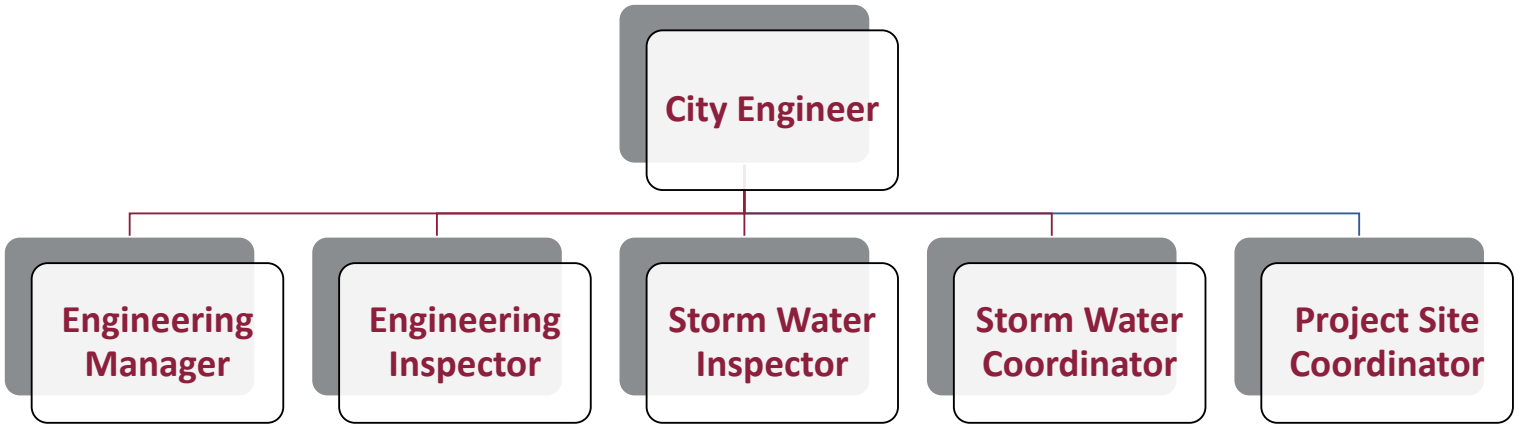
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
City Planner	1.00	1.00	1.00	1.00
Senior Planner	1.00	1.00	1.00	1.00
Planner I/II	1.00	1.00	1.00	1.00
TOTAL PLANNING AND ZONING	**3.00**	**3.00**	**3.00**	**3.00**

Community Development - Engineering



Department Description

The Engineering Department coordinates all city engineering services including consultation, design, project management, survey, and inspection. The department helps manage capital improvement projects, provides engineering and technical expertise, and oversees development review and construction activities to ensure compliance with City standards and state and federal regulations.

Budget

Engineering	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	91,521	111,906	90,914	74,775	(16,139)	-17.8%
Benefits[1]	25,321	29,664	31,469	25,383	(6,086)	-19.3%
Uniform Allowance	3,215	3,068	3,500	3,500	-	0.0%
Total Personnel	**120,057**	**144,638**	**125,883**	**103,658**	**(22,225)**	**-17.7%**
Operating						
Subscriptions and Memberships	729	212	600	600	-	0.0%
Education and Travel	7,280	9,846	7,500	7,500	-	0.0%
IT Operations (Interfund)[2]	-	-	-	1,999	1,999	0.0%
IT Equipment (Interfund)[2]	6,150	8,410	14,849	-	(14,849)	-100.0%
Vehicle Operating Costs (Interfund)	12,576	13,248	14,262	18,996	4,734	33.2%
Communications and Telephone	3,304	3,427	4,000	4,000	-	0.0%
Professional Services	12,426	2,050	10,000	10,000	-	0.0%
Engineering Supplies	1,026	4,118	1,000	1,000	-	0.0%
Miscellaneous Supplies	170	262	500	500	-	0.0%
Miscellaneous Services	121	-	500	500	-	0.0%
Total Operating	**43,782**	**41,573**	**53,211**	**45,095**	**(8,116)**	**-15.3%**
Capital						
Fleet Vehicle Replacement (Interfund)	15,711	12,257	10,853	10,443	(410)	-3.8%
TOTAL EXPENDITURES	**$ 179,550**	**$ 198,468**	**$ 189,947**	**$ 159,196**	**$ (30,751)**	**-16.2%**

AT A GLANCE:

TOTAL BUDGET: $159,196 | FULL-TIME EQUIVALENT EMPLOYEES: 0.70

Community Development - Engineering

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
City Engineer	0.25	0.25	0.25	-
Engineering Manager	0.50	0.50	0.50	0.50
Engineering Inspector	-	-	-	0.20
TOTAL ENGINEERING	**0.75**	**0.75**	**0.75**	**0.70**

Community Development - Building Inspections



Department Description

The Building Inspection Department protects public health, safety, and welfare by ensuring that construction and development within Midvale City comply with adopted building codes, zoning ordinances, and applicable state and federal regulations. The department reviews building permit applications, performs inspections at various stages of construction, and works with property owners, contractors, and developers to achieve compliance. Historically, the City has outsourced its building inspection services to a professional engineering company. However, in FY2025 a Buiding Official and Building Inspector were hired by the City to fulfill the majority of the City's building inspection needs and the outsourced company is used as needed.

AT A GLANCE:

TOTAL BUDGET: $707,541 | FULL-TIME EQUIVALENT EMPLOYEES: 3.45

Community Development - Building Inspections

Budget

Building Inspection	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Personnel						
Salaries[1]	160	109,230	292,334	312,837	20,503	7.0%
Overtime	-	1,392	1,500	1,500	-	0.0%
Benefits[1]	(119)	60,708	152,675	159,123	6,448	4.2%
Total Personnel	**41**	**171,330**	**446,509**	**473,461**	**26,952**	**6.0%**
Operating						
Uniform allowance	-	251	1,200	1,200	-	0.0%
Subscriptions and memberships	-	256	200	200	-	0.0%
Education & Travel	-	FALSE	5,000	5,000	-	0.0%
Repairs, Maintenance, and Supplies	-	99	6,000	6,000	-	0.0%
IT Operations (Interfund)[2]	-	-	-	8,511	8,511	0.0%
IT Equipment (Interfund)[2]	180	7,380	2,694	-	(2,694)	-100.0%
Vehicle Operating Costs (Interfund)	-	-	-	3,736	3,736	0.0%
Communications and Telephone	-	241	68	68	-	0.0%
Professional Services	161,519	217,760	250,000	200,000	(50,000)	-20.0%
Miscellaneous Supplies	38	564	500	500	-	0.0%
Miscellaneous Services	-	-	500	500	-	0.0%
Total Operating	**161,737**	**226,551**	**266,162**	**225,715**	**(40,447)**	**-15.2%**
Capital						
Fleet Vehicle Replacement (Interfund)	-	29,000	29,000	8,365	(20,635)	-71.2%
TOTAL EXPENDITURES	**$ 161,778**	**$ 426,881**	**$ 741,671**	**$ 707,541**	**$ (34,130)**	**-4.6%**

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

Position	FY2024	FY2025	FY2026	Tentative FY2027
Building Official	-	1.00	1.00	1.00
Building Plan Reviewer	0.60	1.00	1.00	1.00
Community Development Technician	-	-	1.00	1.00
Community Development Director	-	-	-	0.20
Community Development Executive Assistant	-	-	-	0.25
TOTAL BUILDING INSPECTION	**0.60**	**2.00**	**3.00**	**3.45**

Debt Service Fund

Debt Service Fund

Fund Description

The Debt Service Fund is provided to account for the revenues and expenditures related to long-term debt that is not accounted for in the Enterprise or Special Revenue Funds. This includes accounting for bond principal, interest, and other debt related expenditures. Any changes in the budget reflect scheduled debt payments.

Budget

Debt Service Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Interest Revenue	3,136	1,832	-	-	-	0.0%
Loan Payment - Developer	37,164	36,712	245,331	245,331	-	0.0%
Transfer From General Fund	1,134,725	1,063,210	1,061,446	1,061,087	(359)	0.0%
Transfer from Jordan Bluffs	449,131	449,131	449,131	449,131	-	0.0%
TOTAL REVENUES	**1,624,156**	**1,550,885**	**1,755,908**	**1,755,549**	**(359)**	**0.0%**
Expenditures:						
Trustee and Bond Related Fees	2,600	2,600	2,600	2,600	-	0.0%
Lease Payment to MBA	352,724	279,008	282,445	280,686	(1,759)	-0.6%
Debt Service Principal	1,060,951	1,098,913	1,132,295	1,171,031	38,736	3.4%
Debt Service Interest	409,512	374,750	338,568	301,232	(37,336)	-11.0%
TOTAL EXPENDITURES	**1,825,787**	**1,755,271**	**1,755,908**	**1,755,549**	**(359)**	**0.0%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**(201,631)**	**(204,386)**	**-**	**-**	**-**	

AT A GLANCE:

TOTAL BUDGET: $1,755,549 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Special Revenue Funds

Public Safety Fund

Fund Description

The Public Safety Fund is a special revenue fund which includes expenditures the City contracts for Emergency Management (Unified Fire Authority), Police (Unified Police Department), and Animal Control (Salt Lake County). The Public Safety Fund was created in FY2026.

Budget

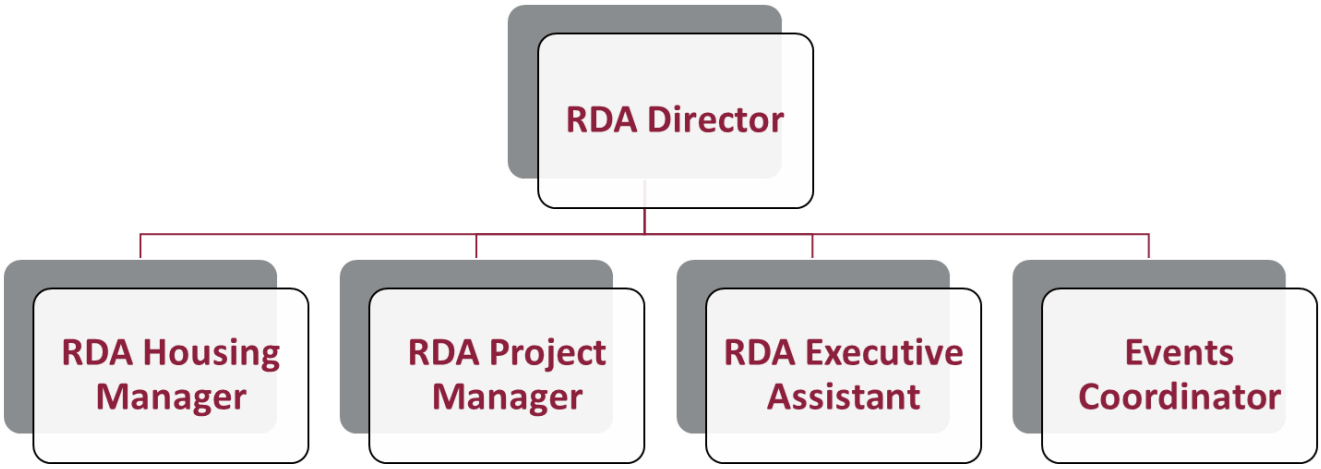
Public Safety Service Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Property Tax[1]	-	-	940,561	1,789,525	848,964	90.3%
State Homeless Initiative[2]	-	-	-	2,422,320	2,422,320	0.0%
Interest Revenue[1]	-	-	-	1,000	1,000	0.0%
Motor Vehicle in Lieu Of[1]	-	-	-	130,000	130,000	0.0%
Transfer From General Fund	-	-	13,714,975	10,748,122	(2,966,853)	-21.6%
TOTAL REVENUES	**-**	**-**	**14,655,536**	**15,090,967**	**435,431**	3.0%
Expenditures:						
Information Technology Equipment (Interfund)	1,488	2,113	1,837	-	(1,837)	-100.0%
Professional Services[3]	50,618	-	56,752	59,590	2,838	5.0%
Unified Police Department Contract[3]	11,351,484	11,951,605	14,150,127	14,588,781	438,654	3.1%
Animal Control Contract[3]	312,197	342,578	422,820	442,596	19,776	4.7%
Miscellaneous Supplies	-	19,340	24,000	-	(24,000)	-100.0%
Miscellaneous Services	74,514	-	-	-	-	0.0%
Total Operating	**11,790,301**	**12,315,636**	**14,655,536**	**15,090,967**	**435,431**	**3.0%**
TOTAL EXPENDITURES	**$ 11,790,301**	**$ 12,315,636**	**$ 14,655,536**	**$ 15,090,967**	**$ 435,431**	**3.0%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	-	-	-	-	-	

1. Public Safety Property Tax and related revenue
2. Moving the State Homeless Mitigation funding from the General Fund to the Public Safety Fund
3. Increases to contracted public safety services

AT A GLANCE:

TOTAL BUDGET: $15,090,967 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Redevelopment Agency - Operations



Department Description

The Redevelopment Agency Department manages the Agency's three redevelopment areas—Bingham Junction, Jordan Bluffs, and Main Street—and oversees citywide affordable housing funds generated by redevelopment efforts. The operational expenses are managed in the Redevelopment Agency - Operations Fund.

Budget

Redevelopment Agency - Operations	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Interest Earnings	23,346	4,473	10,000	10,000	-	0.0%
Transfer from other RDA accts	364,552	842,029	996,721	1,340,368	343,647	34.5%
TOTAL REVENUES	**$ 387,898**	**$ 846,502**	**$ 1,006,721**	**$ 1,350,368**	**$ 343,647**	**34.1%**
Expenditures:						
Personnel						
Salaries[1]	292,062	331,562	377,792	637,280	259,488	68.7%
Overtime	2,241	2,890	2,500	2,500	-	0.0%
Benefits[1]	149,014	144,461	176,512	280,466	103,954	58.9%
Total Personnel	**443,317**	**478,913**	**556,804**	**920,245**	**363,441**	**65.3%**
Operating						
Subscriptions and Memberships	4,887	2,727	6,000	6,000	-	0.0%
Education and Travel	1,898	4,430	15,000	15,000	-	0.0%
Equipment, Supplies, and Maintenance	786	1,874	4,500	4,500	-	0.0%
IT Operations (Interfund)[2]	-	-	-	16,954	16,954	0.0%
IT Equipment (Interfund)[2]	6,088	10,325	15,244	-	(15,244)	-100.0%
Communications and Telephone	2,129	2,010	1,500	1,500	-	0.0%
Professional Services	75,868	41,804	60,000	60,000	-	0.0%
Administrative Fee (Interfund)	292,787	319,523	347,673	326,169	(21,504)	-6.2%
Total Operating	**384,443**	**382,693**	**449,917**	**430,123**	**(19,794)**	**-4.4%**
TOTAL EXPENDITURES	**$ 827,760**	**$ 861,606**	**$ 1,006,721**	**$ 1,350,368**	**$ 343,647**	**34.1%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**$ (439,862)**	**$ (15,104)**	**$ -**	**$ (0)**	**$ (0)**	

AT A GLANCE:

TOTAL BUDGET: $1,350,368 | FULL-TIME EQUIVALENT EMPLOYEES: 5.74

Redevelopment Agency - Operations

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates

2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

	FY2024	FY2025	FY2026	Tentative FY2027
RDA Director	1.00	1.00	0.70	0.70
RDA Housing Project Manager	0.40	0.40	0.40	0.40
RDA Project Manager	1.00	1.00	1.00	1.00
Executive Assistant	0.50	0.50	0.50	0.10
CD Executive Assistant	0.50	0.50	0.50	0.50
RDA Attorney	0.00	0.00	0.33	0.34
Events Coordinator	0.00	0.00	0.70	0.70
Project Site Coordinator	0.00	0.00	0.00	1.00
City Manager	0.00	0.00	0.00	0.10
Assistant City Manager	0.00	0.00	0.00	0.40
Communications Director	0.00	0.00	0.00	0.30
Economic Development Manager	0.00	0.00	0.00	0.20
TOTAL RDA OPERATIONS	**3.40**	**3.40**	**4.13**	**5.74**

Redevelopment Agency - Bingham Junction

Fund Description

The Bingham Junction Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 390 acres in the northwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Bingham Junction Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

Budget

Redevelopment Agency - Bingham Junction Project Area						
	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Tax Increment Revenue	607,273	630,415	562,495	562,495	-	0.0%
Contributions From Other Governments (Tax Increment)	6,617,832	6,394,046	6,129,853	6,129,853	-	0.0%
Interest Earnings	479,044	419,129	100,000	100,000	-	0.0%
Transfer from General Fund	318,499	-	-	-	-	0.0%
TOTAL REVENUES	**$ 8,022,648**	**$ 7,443,590**	**$ 6,792,348**	**$ 6,792,348**	**$ -**	**0.0%**
Expenditures:						
Professional Services	1,000	1,500	60,000	80,000	20,000	33.3%
Developer reimbursement	755,210	579,943	550,000	370,000	(180,000)	-32.7%
Public Art - P/Y	-	2,475	-	-	-	0.0%
City Hall Plaza Project	496,869	2,482,305	-	-	-	0.0%
Public Improvements	45,449	2,300	75,000	-	(75,000)	-100.0%
Debt service principal	2,207,000	2,307,000	2,409,000	2,499,000	90,000	3.7%
Interest on bonds	1,275,772	1,176,173	1,309,223	1,183,119	(126,104)	-9.6%
Transfer to Administration	289,552	632,361	605,428	822,680	217,252	35.9%
Transfer to Citywide Housing	991,212	1,404,891	1,338,470	2,338,470	1,000,000	74.7%
Transfer to Main St Proj	275,000	1,200,000	1,600,000	218,216	(1,381,784)	-86.4%
TOTAL EXPENDITURES	**$ 6,337,064**	**$ 9,788,948**	**$ 7,947,121**	**$ 7,511,485**	**$ (435,636)**	**-5.5%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**1,685,584**	**(2,345,358)**	**(1,154,773)**	**(719,137)**	**435,636**	

AT A GLANCE:

TOTAL BUDGET: $7,511,485 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Redevelopment Agency - Jordan Bluffs

Fund Description

The Jordan Bluffs Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 268 acres in the southwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Jordan Bluffs Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

Budget

Redevelopment Agency - Jordan Bluffs Project Area	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Contributions from Other Governments	2,980,762	3,150,332	3,335,455	3,228,596	(106,859)	-3.2%
Property Tax Revenue	273,363	309,738	282,537	380,858	98,321	34.8%
Interest revenue	124,073	190,484	40,000	75,000	35,000	87.5%
TOTAL REVENUES	**$ 3,378,198**	**$ 3,650,554**	**$ 3,657,992**	**$ 3,684,454**	**$ 26,462**	**0.7%**
Expenditures:						
Professional Services	112,580	112,000	112,000	112,543	543	0.5%
Developer Reimbursement	89,883	49,863	1,100,000	1,100,000	-	0.0%
Taxing Entity Tax Payments	596,237	692,021	667,091	720,000	52,909	7.9%
Public Art	-	50,000	50,000	50,000	-	0.0%
Public Improvements	-	-	50,000	-	(50,000)	-100.0%
Transfer to Administration	75,000	202,637	296,096	422,491	126,395	42.7%
Transfer to Citywide Housing	257,600	692,020	533,673	577,693	44,020	8.2%
Transfer to Debt Service Fund	449,131	449,131	449,132	449,132	-	0.0%
Transfer to Main Street	-	-	400,000	343,990	(56,010)	-14.0%
TOTAL EXPENDITURES	**$ 1,580,431**	**$ 2,247,672**	**$ 3,657,992**	**$ 3,775,849**	**$ 117,857**	**3.2%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**1,797,767**	**1,402,882**	**-**	**(91,395)**	**(91,395)**	

AT A GLANCE:

TOTAL BUDGET: $3,775,849 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Redevelopment Agency - Main Street

Fund Description

ThThe Main Street Community Development Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on November 17, 2015. In 2021, the taxing entities entered into Interlocal Cooperation Agreements with the Agency whereby they participate 60 percent of their tax increment for 20 years. The Area was triggered to begin collecting tax increment and received it's first distribution of tax increment from TY2025 payments.

The Redevelopment Agency's goal in this project is to create an arts and culture district. This will be accomplished by stabilizing the housing stock, upgrading infrastructure, improving parking, and adding new commercial uses through rehabilitation of existing buildings and new development. The Agency also has a sharp focus on community engagement, outreach, events, and supporting public art initiatives.

Budget

Redevelopment Agency - Main Street Project Area	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Property Tax Revenue	-	53,802	68,525	50,000	(18,525)	-27.0%
Salt Lake County Grant Revenue	-	200,000	-	-	-	0.0%
Rent and Concessions	1,363	8,407	12,000	5,000	(7,000)	-58.3%
Revolving Loan Program	41,207	120,055	150,000	270,000	120,000	80.0%
Interest Revenue	81,249	46,353	15,000	15,000	-	0.0%
Sale of Properties Held for Resale	275,060	-	-	-	-	0.0%
Transfer from other RDA A/C	275,000	1,200,000	1,800,000	597,206	(1,202,794)	-66.8%
Contributions from Other Governments	-	594,594	663,971	663,971	-	0.0%
TOTAL REVENUES	**$ 673,879**	**$ 2,223,211**	**$ 2,709,496**	**$ 1,601,177**	**$ (1,108,319)**	**-40.9%**
Expenditures:						
Project Area improvements	-	1,372,941	229,600	100,000	(129,600)	-56.4%
Professional Services	20,325	-	200,000	70,000	(130,000)	-65.0%
Miscellaneous Supplies	995	805	2,000	5,000	3,000	150.0%
Revolving Loan Program	499,058	259,405	1,000,000	1,000,000	-	0.0%
Façade Improvement Grant	-	-	175,000	175,000	-	0.0%
Property Acquisition	-	97,662	215,000	215,000	-	0.0%
Public Art	73,183	157,356	135,000	135,000	-	0.0%
Art House	-	(1,177)	5,000	5,000	-	0.0%
Events and Promotion	80,040	47,532	139,000	145,000	6,000	4.3%
Remit Back to Taxing Entities	-	301,964	146,500	283,220	136,720	93.3%
Parking Structure	-	-	250,000	250,000	-	0.0%
Transfer to RDA Administration	-	7,031	95,197	95,197	-	0.0%
Transfer to RDA City-wide Housing	-	35,440	117,199	129,441	12,242	10.4%
TOTAL EXPENDITURES	**$ 673,601**	**$ 2,278,959**	**$ 2,709,496**	**$ 2,607,858**	**$ (101,638)**	**-3.8%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**278**	**(55,748)**	**-**	**(1,006,681)**	**(1,006,681)**	

AT A GLANCE:

TOTAL BUDGET: $2,607,858 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Redevelopment Agency - City-Wide Housing

Fund Description

The Redevelopment Agency of Midvale City is charged with leading the City's housing-related efforts through the establishment of policies and the administration of programs, including the preparation and implementation of the Midvale City Housing Plan and the Neighborhood Housing Improvement Program. The Agency has assumed the lead role in housing policy and development, because it is the primary funding source for moderate to low-income housing in Midvale. These housing funds are primarily generated by a required 20 percent housing set-aside in the Bingham Junction Project Area, Jordan Bluffs Project Area, and the Main Street Project Area.

Budget

Redevelopment Agency - City-Wide Housing	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Interest revenue	279,383	9,843	40,000	40,000	-	0.0%
Lease revenue - Applewood	864	-	1,500	1,500	-	0.0%
Transfer from other RDA account	1,248,812	2,132,351	1,989,342	2,780,863	791,521	39.8%
Grants Slco Affordable Housing	-	20,729	100,000	100,000	-	0.0%
Loan revenue - Sunset Gardens	-	-	1,000	1,000	-	0.0%
TOTAL REVENUES	**$ 1,529,059**	**$ 2,162,923**	**$ 2,131,842**	**$ 2,923,363**	**$ 791,521**	**37.1%**
Expenditures:						
Salaries[1]	48,611	45,533	135,105	139,688	4,583	3.4%
Benefits[1]	18,226	17,664	48,067	47,608	(459)	-1.0%
Equipment, Supplies, and Maint	-	54	2,100	2,100	-	0.0%
IT Operations (Interfund)[2]	-	-	-	2,986	2,986	0.0%
IT Equipment (Interfund)[2]	-	-	-	-	-	0.0%
Communications/Telephone	242	214	254	254	-	0.0%
Housing Programs Administrative Services	5,435	18,213	35,000	35,000	-	0.0%
Affordable Housing Incentives	2,078,147	6,469,595	2,000,000	2,000,000	-	0.0%
Housing Programs	156,092	10,000	285,000	285,000	-	0.0%
Recreation Amenity Program	-	-	100,000	100,000	-	0.0%
Homeownership/Landlord Education	-	-	1,000	1,000	-	0.0%
Home Repair Loan Program	227	171,848	260,000	260,000	-	0.0%
TOTAL EXPENDITURES	**$ 2,306,980**	**$ 6,733,121**	**$ 2,866,526**	**$ 2,873,636**	**$ 7,110**	**0.2%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**(777,921)**	**(4,570,198)**	**(734,684)**	**49,727**	**784,411**	

AT A GLANCE:

TOTAL BUDGET: $2,873,636 | FULL-TIME EQUIVALENT EMPLOYEES: 1.23

Redevelopment Agency - City-Wide Housing

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates

2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

As part of the FY2027 budget process, personnel allocations across City departments were evaluated and adjusted to more accurately reflect the distribution of employee time and associated salary and benefit costs, as outlined in the table below.

	FY2024	FY2025	FY2026	Tentative FY2027
RDA Director	0.00	0.00	0.30	0.30
RDA Housing Project Manager	0.60	0.60	0.60	0.60
RDA Attorney	0.00	0.00	0.33	0.33
TOTAL RDA CITY-WIDE HOUSING	**0.60**	**0.60**	**1.23**	**1.23**

Municipal Building Authority

Fund Description

The MBA issued bonds in October 2012 which provided construction funds of $7,653,500. Midvale City contributed $1,506,500 to the MBA from the sale of the former City Hall property (655 W Center St) and the Fire Station at 607 E 7200 S. Contributions from other City funds totaled $606,800. Combining these funding sources, $9,766,800 was available for three major capital projects: City Hall/Justice Court, City Park improvements, and City-wide Street Lighting. All three projects were completed in fiscal year 2015.

Debt service on the MBA bonds is paid by the MBA with lease revenue from other City funds. In 2013, the MBA acquired a building in the City Park and leased it to the Boys & Girls Club. In 2017, the MBA acquired the former Midvale Middle School seminary building on Wasatch St. and leased it to the Community Action Program. Revenue from these leases reduces the annual lease payment required from the General Fund.

Budget

Municipal Building Authority	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Lease Revenue - Boys and Girls Club	70,308	72,308	70,308	70,308	-	0.0%
Lease Revenue - Streetlighting Fund[1]	211,000	-	-	-	-	0.0%
Lease Revenue - Midvale City[1]	352,724	279,008	282,445	280,686	(1,759)	-0.6%
Lease Revenue - Head Start	24,000	22,000	24,000	24,000	-	0.0%
Interest revenue - Bond Proceeds	1,145	516	-	-		
Interest Earnings	39,801	30,593	18,000	18,000	-	0.0%
TOTAL REVENUES	**$ 698,978**	**$ 404,425**	**$ 394,753**	**$ 392,994**	**$ (1,759)**	**-0.4%**
Expenditures:						
Operating						
Professional Services	3,260	2,518	3,100	3,100	582	0.0%
Debt Service						
Debt Service - Principal[1]	520,000	245,000	255,000	260,000	15,000	2.0%
Debt Service - Interest[1]	152,931	143,216	136,653	129,894	(13,322)	-4.9%
Total Debt Service	**672,931**	**388,216**	**391,653**	**389,894**	**1,678**	**-0.4%**
TOTAL EXPENDITURES	**$ 676,191**	**$ 390,734**	**$ 394,753**	**$ 392,994**	**$ 2,260**	**-0.4%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**22,787**	**13,691**	**-**	**-**		

1. The streetlight portion of the Series 2012 Bonds matured in FY2025

AT A GLANCE:

TOTAL BUDGET: $392,994 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Capital Projects Fund

Capital Projects Fund

Fund Description

The Capital Projects fund accounts for financial resources to be used for the acquisition of major capital facilities (other than those financed by enterprise or internal service fund activities).

Budget

Capital Projects Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Sales tax	1,040,375	1,045,380	1,019,700	1,045,700	26,000	2.5%
CDBG Grant	105,000	7,434	-	-	-	0.0%
TRCC Grant	-	-	(220,000)	-	220,000	-100.0%
Interest Earnings	331,559	419,136	100,000	100,000	-	0.0%
Proceeds from borrowings	-	-	24,500,000	-	(24,500,000)	-100.0%
Transfer from GF	1,281,501	3,700,000	(2,700,000)	-	2,700,000	-100.0%
Transfer from GF - B&C Road	696,808	-	-	-	-	0.0%
Contribution - Highway Funds	500,000	500,000	500,000	500,000	-	0.0%
TOTAL REVENUES	**$ 3,955,243**	**$ 5,671,950**	**$ 23,199,700**	**$ 1,645,700**	**$ (21,554,000)**	**-92.9%**
Expenditures:						
Sidewalk/Curb/Gutter replace	215,190	299,407	215,000	241,000	26,000	12.1%
General Plan Update	-	-	150,000	-	(150,000)	-100.0%
Facility Maintenance	40,842	96,373	65,500	42,000	(23,500)	-35.9%
Public Works Building Renovation	7,447	1,889,458	21,000,000	-	(21,000,000)	-100.0%
Midval City Park Improvements[1]	-	-	-	400,000	400,000	0.0%
Parks Master Plan/Impact Fee Study	-	40,000	20,000	-	(20,000)	-100.0%
Main Street Utility Upgrades	77,706	55,358	-	-	-	0.0%
Property Acquisition	-	4,870,551	-	-	-	0.0%
7200 S. Gateway Project	53,000	1,719	110,000	-	(110,000)	-100.0%
UDOT Canal Trails Grant Match	-	33,868	290,000	-	(290,000)	-100.0%
Fort Union Corridor Study	108,000	7,000	-	-	-	0.0%
Porter Rockwell Trail Study	-	10,000	65,000	-	(65,000)	-100.0%
Rail Underpass Improvements	-	128,248	-	-	-	0.0%
Midvale Mural Program	-	-	63,000	-	(63,000)	-100.0%
Recreation Center	58,030	120	-	-	-	0.0%
Pavement Management	1,454,104	668,190	804,700	804,700	-	0.0%
HB244 Transportation Projects - Center Street	6,982	6,500	8,945,000	-	(8,945,000)	-100.0%
TOTAL EXPENDITURES	**$ 2,021,301**	**$ 8,106,792**	**$ 31,728,200**	**$ 1,487,700**	**$ (30,240,500)**	**-95.3%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**1,933,942**	**(2,434,842)**	**(8,528,500)**	**158,000**	**8,686,500**	

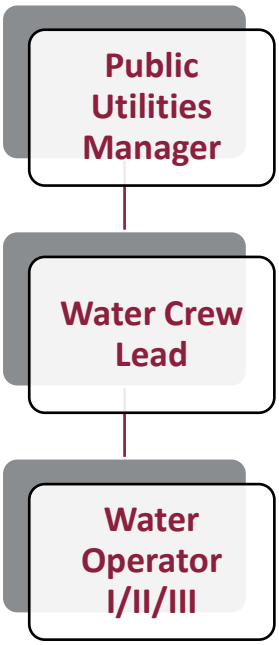
1. New Park Restrooms

AT A GLANCE:

TOTAL BUDGET: $1,487,700 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Enterprise Funds





Division Description

The Water Division is accountable for providing safe and reliable culinary water to the nearly 9000 metered connections within Midvale, in compliance with all state and federal standards.

The division is responsible for all water system maintenance and operations, responding to emergency calls and system needs 24 hours a day, seven days a week.

AT A GLANCE:

TOTAL BUDGET: $8,369,001 | FULL-TIME EQUIVALENT EMPLOYEES: 11.80

Budget

Water Utility Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Water User Charges	3,094,503	3,281,710	3,692,006	3,692,006	-	0.0%
Water user charges - Consumption	3,456,586	4,102,822	4,278,559	4,278,559	-	0.0%
Water User Charges-City Owned	40,408	82,290	77,000	77,000	-	0.0%
Water Connection Fees	129,347	208,405	100,000	100,000	-	0.0%
Water Reconnection Fees	4,050	4,780	5,000	5,000	-	0.0%
Service Charges	50,923	62,588	56,826	56,826	-	0.0%
Impact Fees	-	-	-	-	-	0.0%
Hydrant Rental	(628)	18,275	10,000	10,000	-	0.0%
Miscellaneous	30	100,050	-	-	-	0.0%
Interest Revenue	587,428	632,546	300,000	300,000	-	0.0%
Bond Premium Amortization	50,519	53,948	-	-		0.0%
TOTAL REVENUES	**$ 7,413,166**	**$ 8,547,414**	**$ 8,519,391**	**$ 8,519,391**	**$ -**	**0.0%**
Expenditures:						
Personnel						
Salaries[1]	730,740	809,368	804,494	916,269	111,775	13.9%
Overtime[2]	21,552	26,134	10,753	25,000	14,247	132.5%
Benefits[1]	387,317	415,872	473,563	482,975	9,412	2.0%
Uniform Allowance	6,171	6,491	7,050	7,050	-	0.0%
Total Personnel	**1,145,780**	**1,257,865**	**1,295,860**	**1,431,294**	**135,434**	**10.5%**
Operating						
Subscriptions and Memberships	1,955	2,058	2,500	2,500	-	0.0%
Education and Travel	6,254	8,546	16,000	12,000	(4,000)	-25.0%
Postage	20,632	22,453	20,400	20,400	-	0.0%
Bank Charges	50,739	80,365	82,000	82,000	-	0.0%
Equipment/Building - Repairs, Maintenance, and Supplies[2]	64,655	79,379	78,800	90,000	11,200	14.2%
Medical and Safety Supplies	1,968	2,796	3,000	2,000	(1,000)	-33.3%
IT Operations (Interfund)[3]	-	-	-	29,761	29,761	0.0%
IT Equipment (Interfund)[3]	13,166	20,990	23,271	0	(23,271)	-100.0%
Vehicle Operating Costs (Interfund)	106,896	112,610	121,228	150,995	29,767	24.6%
Lease of Public Works Space (Interfund)	14,000	14,000	14,000	14,000	-	0.0%
Electricity	200,129	217,761	266,000	266,000	-	0.0%
Communications and Telephone	7,217	7,961	6,558	6,558	-	0.0%
Professional Services[4]	20,146	7,462	67,600	120,000	52,400	77.5%
Administrative Charge (Interfund)	696,926	675,879	678,783	650,197	(28,586)	-4.2%
Water Sampling	25,606	28,333	30,700	30,700	-	-100.0%
Backflow Testing	-	-	1,300	-	(1,300)	0.0%
Well Equipment and Maintenance	11,122	21,293	31,000	31,000	-	0.0%
Fluoridation System Maintenance	14,392	30,069	7,000	-	(7,000)	-100.0%
System Maintenance, Repair, and Supplies[2]	103,696	129,286	100,000	140,000	40,000	40.0%
Wholesale Water[5]	1,611,716	1,879,931	1,900,000	2,104,500	204,500	10.8%
SCADA Maintenance[2]	3,386	4,195	6,000	8,000	2,000	33.3%
Generator Maintenance[2]	4,300	1,717	2,300	3,300	1,000	43.5%
Miscellaneous Services	2,594	849	7,500	7,500	-	0.0%
Bad Debt Expense	2,736	2,378	600	600	-	0.0%
Jordan Valley Water Conservancy District Storage	25,000	25,000	25,000	25,000	-	0.0%
JVWCD Capital Projects	-	289,149	-	-	-	0.0%
Total Operating	**3,009,231**	**3,664,460**	**3,491,540**	**3,797,011**	**305,471**	**8.7%**

Budget Continued

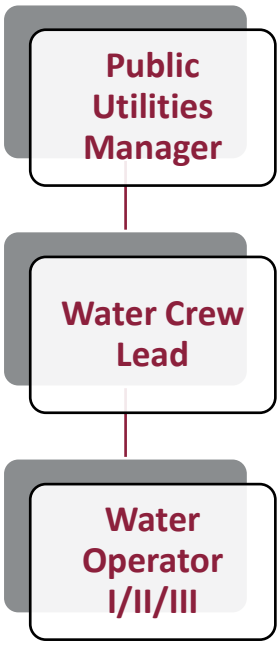
Water Utility Fund Continued	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Capital Projects						
Fleet Vehicle Replacement (Interfund)	202,141	225,732	228,789	99,199	(129,590)	-56.6%
Meters and Related Supplies	88,599	202,513	85,000	85,000	-	0.0%
700 W Vault	2,238,619	-	-	-	-	0.0%
Water Master Plan Projects	17,957	72,567	5,186,836	-	(5,186,836)	-100.0%
Other Capital Projects	184,872	299,208	1,000,000	1,000,000	-	0.0%
Total Capital Projects	**2,732,188**	**800,020**	**6,500,625**	**1,184,199**	**(5,316,426)**	**-81.8%**
Debt Service						
Bond Issuance Costs	152,154	-	-	-	-	0.0%
Debt Service - Principal[6]	-	-	1,294,450	1,334,313	39,863	3.1%
Debt Service - Interest[6]	616,505	679,366	658,103	622,183	(35,920)	-5.5%
Total Debt Service	**768,659**	**679,366**	**1,952,553**	**1,956,496**	3,943	**0.2%**
TOTAL EXPENDITURES	**$ 7,655,858**	**$ 6,401,711**	**$ 13,240,578**	**$ 8,369,001**	**$ (4,871,577)**	**-36.8%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**(242,692)**	**2,145,703**	**(4,721,187)**	**150,390**	**4,871,577**	

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Operational cost increases due to aging infrastructure
3. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
4. Water Master Plan update
5. 11.5% Contractual increase from Jordan Valley Water Conservancy District
6. Changes to annual debt service payments

Public Works - Water

Staffing

Position	FY2024	FY2025	FY2026	Tentative FY2027
Public Works Director	0.20	0.20	0.20	0.20
Deputy Public Works Director	-	-	-	0.20
Public Works Administrative Assistant	-	-	-	0.05
Operations Superintendent	0.25	0.25	0.25	-
Public Utilities Manager	0.50	0.50	0.50	0.50
Water Crew Lead	1.00	1.00	1.00	1.70
Water Operator I/II/III	4.10	4.10	4.50	4.50
Utilities Water Quality & Regulatory Administrator	1.00	1.00	1.00	0.90
Water Meter Technician	1.00	1.00	1.00	1.00
Wastewater Crew Lead	0.10	0.10	0.10	0.10
Wastewater Operator I/II	0.30	0.30	0.30	0.30
City Engineer	0.25	0.25	0.25	0.25
Engineering Manager	0.10	0.10	0.10	0.20
Engineering Inspector	0.40	0.40	0.40	0.35
Storm Water Inspector	-	-	-	0.05
GIS Manager	0.25	0.25	0.25	0.25
GIS Specialist I	0.25	0.25	0.25	0.25
City Treasurer	0.30	0.30	0.30	0.30
Finance Clerk	0.70	0.70	0.70	0.70
TOTAL WATER FUND	**11.20**	**11.20**	**11.60**	**11.80**



Division Description

The Sewer Division provides wastewater collection service for approximately one-third of the City. The division is responsible for all maintenance and operation of the City's sewer system. The Sewer Division conducts routine video inspection of the sewer lines to identify breaks, bellies, protruding laterals, blockages, and other needed repairs.

The division also operates and maintains three sewer lift stations that pump wastewater under the Jordan River to South Valley Water Reclamation Facility. The division routinely unplugs pump blockages and replaces parts.

AT A GLANCE:

TOTAL BUDGET: $4,112,160 | FULL-TIME EQUIVALENT EMPLOYEES: 7.10

BUDGET

Sewer Utility Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Sewer User Charges	2,718,722	2,958,221	3,146,794	3,146,794	-	0.0%
Sewer User Charges-City Owned	4,651	4,887	4,500	4,500	-	0.0%
Sewer User Charges - Consumption	961,084	1,174,091	1,087,972	1,087,972	-	0.0%
Sewer Connection Fees	20,600	84,900	32,000	32,000	-	0.0%
Service Charges and Late Fees	23,294	28,243	19,990	19,990	-	0.0%
Interest Revenue	122,871	155,954	60,000	60,000	-	0.0%
Bond Premium Amortization	13,652	14,410	-	-	-	0.0%
TOTAL REVENUES	**$ 3,864,874**	**$ 4,420,706**	**$ 4,351,256**	**$ 4,351,256**	**$ -**	**0.0%**
Expenditures:						
Personnel						
Salaries[1]	488,612	549,859	522,254	611,592	89,338	17.1%
Overtime	12,025	14,946	15,000	15,000	-	0.0%
Benefits[1]	271,218	293,223	305,900	337,857	31,957	10.4%
Uniform Allowance	2,567	2,247	2,450	2,450	-	0.0%
Total Personnel	**774,422**	**860,275**	**845,604**	**966,900**	**121,296**	**14.3%**
Operating						
Subscriptions and Memberships	211	-	515	250	(265)	-51.5%
Education and Travel	5,128	3,079	7,000	5,000	(2,000)	-28.6%
Postage	8,932	9,291	8,400	8,400	-	0.0%
Bank and card processing fees	28,219	34,370	35,000	35,000	-	0.0%
Maintenance, Repairs, and Supplies	17,820	20,361	18,600	18,600	-	0.0%
Maintenance and Supplies - Lift Stations	19,044	16,987	30,500	30,500	-	0.0%
Medical and Safety Supplies	699	815	1,000	1,000	-	0.0%
IT Operations (Interfund)[2]	-	-	-	17,743	17,743	0.0%
IT Equipment (Interfund)[2]	6,125	10,978	12,226	-	(12,226)	-100.0%
Vehicle Operating Costs (Interfund)	110,040	115,922	124,794	111,175	(13,619)	-10.9%
Lease of Public Works Space (Interfund)	42,000	42,000	42,000	42,000	-	0.0%
Electricity[3]	13,129	44,156	52,200	60,000	7,800	14.9%
City-Owned Utilities	987	1,351	1,296	1,296	-	0.0%
Communications and Telephone	3,606	4,246	2,219	2,219	-	0.0%
Professional Services	71,731	4,239	25,000	10,000	(15,000)	-60.0%
Administrative Charge (Interfund)	400,361	420,865	424,222	414,778	(9,444)	-2.2%
Sewer Operations (South Valley Water Reclamation Facility)[4]	1,497,252	1,530,569	1,583,055	1,638,755	55,700	3.5%
Generator Maintenance[3]	-	687	2,500	5,500	3,000	120.0%
Infrastructure Maintenance[3]	-	-	-	5,000	5,000	0.0%
Bad Debt Expense	3,169	136	100	100	-	0.0%
SCADA System[3]	5,288	105	5,000	8,000	3,000	60.0%
Total Operating	**2,233,741**	**2,260,157**	**2,375,627**	**2,415,316**	**39,689**	1.7%

Budget Continued

Sewer Utility Fund Continued

	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Capital Projects						
Fleet Vehicle Replacement (Interfund)	142,517	118,429	88,804	84,591	(4,213)	-4.7%
Trash Pump	2,760	-	-	-	-	0.0%
Depreciation	137,436	137,436	-	-	-	0.0%
Sewer Line Replacement	-	-	116,986	116,986	-	0.0%
Manhole Replacement	9,078	-	58,493	58,493	-	0.0%
Sewer Master Plan Projects	-	83,747	2,953,434	-	(2,953,434)	-100.0%
Total Capital Projects	**291,791**	**339,612**	**3,217,717**	**260,070**	**(2,957,647)**	**-91.9%**
Debt Service						
Bond Issuance Costs	33,400	-	-	-	-	0.0%
Debt Service - Principal[5]	-	-	279,550	289,688	10,138	3.6%
Debt Service - Interest[5]	186,537	196,325	190,568	180,187	(10,381)	-5.4%
Total Debt Service	**219,937**	**196,325**	**470,118**	**469,875**	**(243)**	**-0.1%**
TOTAL EXPENDITURES	**$ 3,519,891**	**$ 3,656,369**	**$ 6,909,066**	**$ 4,112,160**	**$ (2,796,906)**	**-40.5%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**344,983**	**764,337**	**(2,557,810)**	**239,096**	**2,796,906**	

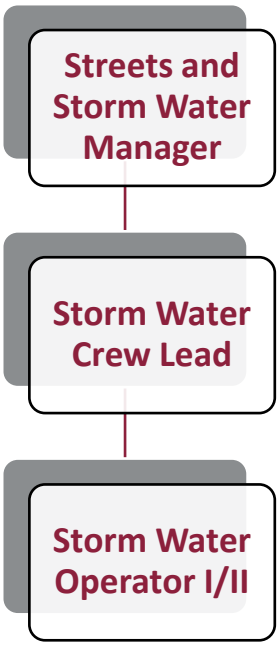
1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
3. City taking ownership of developer built Vac Station in Jordan Bluffs
4. Contractual increases from South Valley Water Reclamation Facility
5. Changes to annual debt service payments

Public Works - Sewer

Staffing

Position	FY2024	FY2025	FY2026	Tentative FY2027
Public Works Director	0.20	0.20	0.20	0.20
Deputy Public Works Director	-	-	-	0.20
Public Works Administrative Assistant	-	-	-	0.05
Operations Superintendent	0.25	0.25	0.25	-
Public Utilities Manager	0.50	0.50	0.50	0.50
Wastewater Crew Lead	0.90	0.90	0.90	0.90
Wastewater Operator I/II	2.70	2.70	2.70	2.70
Utilities Water Quality & Regulatory	-	-	-	0.10
Water Crew Lead	0.50	0.50	0.50	0.30
Water Operator I/II	0.90	0.90	0.50	0.50
City Engineer	0.25	0.25	0.25	0.25
Engineering Manager	0.05	0.05	0.05	0.20
Engineering Inspector	0.20	0.20	0.20	0.35
Storm Water Inspector	-	-	-	0.05
GIS Manager	0.25	0.25	0.25	0.25
GIS Specialist I	0.25	0.25	0.25	0.25
City Treasurer	0.15	0.15	0.15	0.15
Finance Clerk	0.15	0.15	0.15	0.15
TOTAL SEWER FUND	**7.25**	**7.25**	**6.85**	**7.10**

Public Works - Storm Water



Division Description

The Storm Water division is responsible for the maintenance, cleaning, and inspection of all storm water infrastructure within the City. The goal is to ensure the storm water system is working properly during storm events to mitigate flooding and any subsequent damage. This includes street sweeping, which prevents debris from entering the storm drain system, thus hindering it from functioning. The Storm Water Division, in conjunction with the Engineering Division, is also responsible for maintaining compliance with Federal and State storm water permits. Some of the activities to maintain compliance include: Public education and outreach programs, investigating and eliminating illegal discharges into the storm drain system, monitoring and enforcing runoff and erosion control processes concerning construction activities, and minimizing adverse impacts on storm water quality after construction.

AT A GLANCE:

TOTAL BUDGET: $2,530,861 | FULL-TIME EQUIVALENT EMPLOYEES: 6.95

Public Works - Storm Water

Budget

Storm Water Utility Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Storm Water User Charges	2,082,051	2,174,227	2,175,144	2,175,144	-	0.0%
User Fees-City Owned Properties	15,139	14,211	15,346	15,346	-	0.0%
Service fees/late charges	11,659	10,900	10,000	10,000	-	0.0%
Building Lease Revenue (Interfund)	84,000	84,000	84,000	84,000	-	0.0%
Interest Revenue	69,809	61,952	40,000	40,000	-	0.0%
TOTAL REVENUES	**$ 2,262,658**	**$ 2,345,290**	**$ 2,324,490**	**$ 2,324,490**	**$ -**	**0.0%**
Expenditures:						
Personnel						
Salaries[1]	619,031	690,398	667,192	589,996	(77,196)	-11.6%
Overtime	17,585	12,549	13,000	13,000	-	0.0%
Benefits[1]	342,929	347,011	354,755	306,224	(48,531)	-13.7%
Uniform Allowance	3,112	3,295	3,400	3,400	-	0.0%
Total Personnel	**982,657**	**1,053,253**	**1,038,347**	**912,620**	**(125,727)**	**-12.1%**
Operating						
Subscriptions and Memberships	575	244	700	500	(200)	-28.6%
Education and Travel	5,624	1,587	5,000	5,000	-	0.0%
Postage	19,353	19,356	17,540	19,000	1,460	8.3%
Bank charges	17,498	14,869	15,225	15,225	-	0.0%
Maintenance, Repairs, and Supplies	34,406	19,458	35,600	35,600	-	0.0%
Medical and Safety Supplies	605	680	600	600	-	0.0%
IT Operations (Interfund)[2]	-	-	-	17,688	17,688	0.0%
IT Equipment (Interfund)[2]	7,974	14,653	18,305	-	(18,305)	-100.0%
Vehicle Operating Costs (Interfund)	150,912	158,978	171,146	173,733	2,587	1.5%
Electricity	2,480	2,931	3,000	3,000	-	0.0%
Communications and Telephone	2,645	2,619	3,700	3,700	-	0.0%
Professional Services	23,277	71,555	18,842	10,000	(8,842)	-46.9%
Administrative Charge (Interfund)	408,912	408,381	419,002	331,177	(87,825)	-21.0%
UPDES	13,564	10,828	45,600	20,000	(25,600)	-56.1%
Bad Debt Expense	2,369	(730)	100	100	-	0.0%
Miscellaneous Services	-	-	500	-	(500)	-100.0%
Total Operating	**690,194**	**725,409**	**754,860**	**635,323**	**(119,537)**	**-15.8%**
Capital Projects						
Fleet Vehicle Replacement (Interfund)[3]	234,384	93,282	113,243	469,292	356,049	314.4%
Other Capital Outlay[3]	-	-	-	100,000	100,000	0.0%
Total Capital Projects	**234,384**	**93,282**	**113,243**	**569,292**	**356,049**	**402.7%**
Debt Service						
Debt Service - Principal[4]	-	-	390,000	397,000	7,000	1.8%
Debt Service - Interest[4]	36,113	25,960	21,978	16,626	(5,352)	-24.4%
Total Debt Service	**36,113**	**25,960**	**411,978**	**413,626**	**1,648**	0.4%
TOTAL EXPENDITURES	**$ 1,943,348**	**$ 1,897,904**	**$ 2,318,428**	**$ 2,530,861**	**$ 112,433**	**9.2%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**319,310**	**447,386**	**6,062**	**(206,371)**	**(112,433)**	

Public Works - Storm Water

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
3. Storm Water Master Plan addtions - Addition of a camera truck vehicle and ongoing capital outlay
4. Changes to annual debt service payments

Staffing

Position	FY2024	FY2025	FY2026	Tentative FY2027
Public Works Director	0.20	0.20	0.20	0.15
Deputy Public Works Director	0.05	0.05	0.05	0.15
Public Works Administrative Assistant	-	-	-	0.05
Operations Superintendent	0.25	0.25	0.25	-
Streets and Storm Water Manager	0.50	0.50	0.50	0.35
Storm Water Crew Lead	1.00	1.00	1.00	0.80
Storm Water Operator I/II	2.00	2.00	3.00	2.40
Streets Crew Lead	-	-	-	0.05
Streets Maintenance Operator	-	-	-	0.20
City Engineer	0.25	0.25	0.25	0.25
Engineering Manager	0.35	0.35	0.35	0.10
GIS Manager	0.15	0.15	0.15	0.15
GIS Specialist I	0.15	0.15	0.15	0.15
Engineering Inspector I	0.40	0.40	0.40	0.10
Storm Water Coordinator	1.00	1.00	1.00	1.00
Storm Water Inspector	1.00	1.00	1.00	0.90
City Treasurer	0.10	0.10	0.10	0.10
Finance Clerk	0.05	0.05	0.05	0.05
TOTAL STORM WATER FUND	**7.45**	**7.45**	**8.45**	**6.95**

Public Works - Sanitation

Division Description

The Sanitation Division oversees all of the City's solid waste programs including curbside garbage and recycle pick-up, the bulky waste and glass recycling programs and manages the contract between the City and its contracted hauler.

Budget

Sanitation Utility Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Charges for Services-First Can and Recycle	1,234,464	1,294,242	1,316,136	1,316,136	-	0.0%
Pickup Fee-Second Can	241,616	254,818	261,489	261,489	-	0.0%
Sanitation Dumpster Fees	14,399	14,261	21,000	21,000	-	0.0%
Service Charges and Late Fees	12,538	12,720	11,000	11,000	-	0.0%
Interest Revenue	7,324	10,439	3,000	3,000	-	0.0%
Investment Gain/(Loss)	279,779	218,926	-	-	-	0.0%
TOTAL REVENUES	**$ 1,790,120**	**$ 1,805,406**	**$ 1,612,625**	**$ 1,612,625**	**$ -**	**0.0%**
Expenditures:						
Personnel						
Salaries[1]	14,088	14,601	16,618	39,309	22,691	136.5%
Benefits[1]	6,130	6,212	8,267	19,361	11,094	134.2%
Total Personnel	**20,218**	**20,813**	**24,885**	**58,669**	**33,784**	**135.8%**
Operating						
Postage	11,608	11,613	11,300	11,300	-	0.0%
Bank charges	11,361	10,681	11,000	11,000	-	0.0%
IT Operations (Interfund)[2]	-	-	-	1,221	1,221	0.0%
IT Equipment (Interfund)[2]	-	-	191	-	(191)	-100.0%
Communications and Telephone	41	41	40	40	-	0.0%
Administrative Charges	103,959	109,398	116,121	115,470	(651)	-0.6%
Landfill Fees[3]	263,768	296,449	449,000	360,000	(89,000)	-19.8%
Waste Disposal Fees[3]	667,658	721,488	616,700	660,000	43,300	7.0%
Bulky Waste Disposal Fees	58,522	60,752	70,259	70,259	-	0.0%
Recycling Disposal Fees[3]	271,116	256,362	290,812	297,000	6,188	2.1%
Recycling Tipping Fees	18,346	13,780	22,000	22,000	-	0.0%
Bad Debt Expense	2,240	(2,265)	200	200	-	0.0%
Total Operating	**1,408,619**	**1,478,299**	**1,587,623**	**1,548,490**	**(39,133)**	**-2.5%**
TOTAL EXPENDITURES	**$ 1,428,837**	**$ 1,499,112**	**$ 1,612,508**	**$ 1,607,159**	**$ (5,349)**	**-0.3%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**361,283**	**306,294**	**117**	**5,466**	**5,349**	

AT A GLANCE:

TOTAL BUDGET: $1,607,159 | FULL-TIME EQUIVALENT EMPLOYEES: 0.45

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
3. Changes due to Trans-Jordan Landfill becoming operational in FY2026

Staffing

Position	FY2024	FY2025	FY2026	Tentative FY2027
Public Works Director	0.05	0.05	0.05	0.05
Deputy Public Works Director	-	-	-	0.05
Public Works Administrative Assistant	-	-	-	0.05
City Treasurer	0.05	0.05	0.05	0.05
Finance Clerk	0.05	0.05	0.05	0.25
TOTAL SANITATION FUND	**0.15**	**0.15**	**0.15**	**0.45**

Public Works - Street Lighting

Division Description

The Streetlight Division oversees the maintenance, repairs and installation/removal of streetlights throughout the City. This work is contracted through Salt Lake County and coordinated by the Streets Division Manager and Lead.

Budget

Street Lighting Utility Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Street Lighting User Charges	402,898	405,474	413,875	413,875	-	0.0%
User Fees - City Owned Properties	3,463	2,969	3,888	3,888	-	0.0%
Service Charges and Late Fees	2,778	2,946	2,500	2,500	-	0.0%
Interest Revenue	8,357	17,296	4,000	14,000	10,000	250.0%
TOTAL REVENUES	**$ 417,496**	**$ 428,685**	**$ 424,263**	**$ 434,263**	**$ 10,000**	**2.4%**
Expenditures:						
Personnel						
Salaries[1]	10,490	10,944	12,549	45,325	32,776	261.2%
Benefits[1]	4,775	4,874	6,986	20,932	13,946	199.6%
Pension Expense	(428)	482	-	-	-	0.0%
Total Personnel	**14,837**	**16,300**	**19,535**	**66,257**	**46,722**	**239.2%**
Operating						
Postage	14,143	14,710	13,900	13,900	-	0.0%
Bank Charges	3,395	2,841	3,400	3,400	-	0.0%
Equipment, Supplies, and Maintenance[2]	89,403	98,411	121,200	180,000	58,800	48.5%
IT Operations (Interfund)[3]	-	-	-	1,221	1,221	0.0%
IT Equipment (Interfund)[3]	-	-	176	-	(176)	-100.0%
Electricity	33,033	39,894	40,000	40,000	-	0.0%
Communications/Telephone	41	41	40	40	-	0.0%
Administrative Charge (Interfund)	33,196	31,960	38,621	43,727	5,106	13.2%
Professional Services	-	-	150,000	-	(150,000)	-100.0%
Bad Debt Expense	726	32	1,000	1,000	-	0.0%
Total Operating	**173,937**	**187,889**	**368,337**	**283,288**	**(85,049)**	**-23.1%**
Debt Service						
Lease Payment to MBA (Interfund)[4]	211,000	-	-	-	-	0.0%
TOTAL EXPENDITURES	**$ 399,774**	**$ 204,189**	**$ 387,872**	**$ 349,545**	**$ (38,327)**	**-9.9%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**17,722**	**224,496**	**36,391**	**84,718**	**48,327**	

AT A GLANCE:

TOTAL BUDGET: $349,545 | FULL-TIME EQUIVALENT EMPLOYEES: 0.45

Public Works - Street Lighting

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Master Plan Projects
3. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027

Staffing

Position	FY2024	FY2025	FY2026	Tentative FY2027
Public Works Director	-	-	-	0.05
Deputy Public Works Director	-	-	-	0.05
Public Works Administrative Assistant	-	-	-	0.05
Streets and Storm Water Manager	0.05	0.05	0.05	0.20
City Treasurer	0.05	0.05	0.05	0.05
Finance Clerk	0.05	0.05	0.05	0.05
TOTAL STREET LIGHTING FUND	**0.15**	**0.15**	**0.15**	**0.45**

Telecommunications

Division Description

The Telecommunications Fund was established to manage revenue and expenses from UTOPIA customers. UTOPIA (short for Utah Telecommunications Open Infrastructure Agency) was formed by 16 Utah cities as a way to provide critical telecommunications infrastructure to residents. UTOPIA builds and manages a fiber-to-the-premises network, offering today's fastest technology connected directly to residents' homes or offices without having to share band-width with others. The user fees collected by UTOPIA users are paid directly to UTOPIA to provide infrastructure for the system.

Budget

Telecommunications Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
Interest revenue	9,136	5,357	10,000	10,000	-	0.0%
Miscellaneous	266,187	285,584	305,308	325,556	20,248	6.6%
User fees (CUE)	11,985	10,905	10,380	10,380	-	0.0%
Service charges	74	65	100	100	-	0.0%
Transfer from General Fund	695,612	692,985	693,248	693,180	(68)	0.0%
TOTAL REVENUES	**$ 982,994**	**$ 994,896**	**$ 1,019,036**	**$ 1,039,216**	**$ 20,180**	**2.0%**
Expenditures:						
Operating						
User Fee Payments to UTOPIA	10,366	10,431	10,026	10,026	-	0.0%
Debt Service						
UTOPIA Pledge Payments (Debt Service)	969,829	989,226	1,009,010	1,029,190	20,180	2.0%
TOTAL EXPENDITURES	**$ 980,195**	**$ 999,657**	**$ 1,019,036**	**$ 1,039,216**	**$ 20,180**	**2.0%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**2,799**	**(4,761)**	**-**	**-**	**-**	

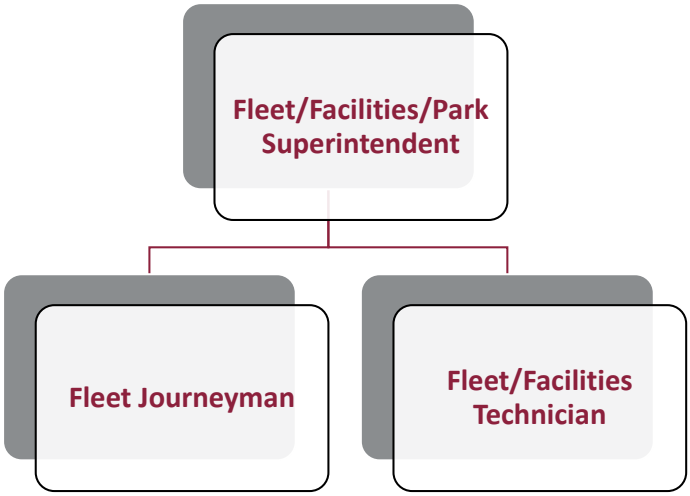
AT A GLANCE:

TOTAL BUDGET: $1,039,216 | FULL-TIME EQUIVALENT EMPLOYEES: 0.00

Internal Service Funds



Internal Service Fund - Fleet



Fund Description

The Fleet Division is responsible for providing safe and operable vehicles and equipment for use by all City Departments. This includes purchasing, maintenance and repairs, surplus and providing operator use and safety training. The division currently maintains 50 large and light duty vehicles and upwards of 45 small engine equipment.

AT A GLANCE:

TOTAL BUDGET: $2,160,303 | FULL-TIME EQUIVALENT EMPLOYEES: 2.25

Internal Service Fund - Fleet

Budget

Fleet Internal Service Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
General Fund Charges for Services - Operations	242,088	255,027	274,545	140,404	(134,141)	-48.9%
Water Utility Fund Charges for Services - Operations	106,896	112,610	121,228	150,995	29,767	24.6%
Sewer Utility Fund Charges for Service - Operations	110,040	115,922	124,794	138,413	13,619	10.9%
Storm Drain Utility Fund Charges for Service - Operations	150,912	158,978	171,146	173,733	2,587	1.5%
General Fund Charges for Service - Capital	218,978	236,211	199,281	167,525	(31,756)	-15.9%
Water Utility Fund Charges for Services - Capital	202,141	225,732	228,789	99,199	(129,590)	-56.6%
Sewer Utility Fund Charges for Services - Capital	142,517	118,429	88,804	84,591	(4,213)	-4.7%
Storm Drain Utility Fund Charges for Services - Capital	234,384	93,282	113,243	469,292	356,049	314.4%
Proceeds From Insurance	2,462	4,781	-	-	-	0.0%
Interest Earnings	173,582	195,696	4,800	4,800	-	0.0%
Sales of Fixed Assets	169,149	196,297	336,178	483,525	147,347	43.8%
TOTAL REVENUES	**$ 1,753,149**	**$ 1,712,965**	**$ 1,662,808**	**$ 1,912,477**	**$ 249,669**	**15.0%**
Expenditures:						
Personnel						
Salaries[1]	142,461	161,139	146,633	181,770	35,137	24.0%
Overtime	1,361	2,232	3,500	2,500	(1,000)	-28.6%
Benefits[1]	58,851	65,833	70,444	86,170	15,726	22.3%
Pension Expense	(1,170)	6,232	-	-	-	0.0%
Uniform Allowance	1,618	1,940	1,850	1,850	-	0.0%
Total Personnel	**203,121**	**237,376**	**222,427**	**272,290**	**49,863**	**22.4%**
Operating						
Administrative Charge	100,879	125,005	128,685	125,005	(3,680)	-2.9%
Subscriptions and Memberships	920	-	500	500	-	0.0%
Tool Allowance	1,052	1,338	1,500	1,500	-	0.0%
IT Operations (Interfund)[2]	-	-	-	5,342	5,342	0.0%
IT Equipment (Interfund)[2]	2,140	3,702	5,402	-	(5,402)	-100.0%
Communications and Telephone	1,225	1,299	3,100	3,100	-	0.0%
Education and Training	598	3,239	4,000	4,000	-	0.0%
Gasoline	74,742	66,303	80,000	80,000	-	0.0%
Oil	2,012	4,286	3,500	3,500	-	0.0%
Tires	7,138	2,694	6,000	6,000	-	0.0%
Parts	33,946	24,503	30,000	30,000	-	0.0%
Outside Repairs	13,814	30,766	25,000	25,000	-	0.0%
Shop Supplies	2,284	2,000	1,100	1,500	400	36.4%
Safety Equipment	-	-	400	-	(400)	-100.0%
Insurance	146,444	137,957	147,512	154,332	6,820	4.6%
Total Operating	**387,194**	**403,092**	**436,699**	**439,779**	**3,080**	**0.7%**
Capital Projects						
Depreciation Expense	453,732	467,010	-	-	-	0.0%
Vehicle Purchases[3]	2,000	-	2,152,476	1,448,234	(704,242)	-32.7%
Total Capital Projects	**455,732**	**467,010**	**2,152,476**	**1,448,234**	**(704,242)**	**-32.7%**
TOTAL EXPENDITURES	**$ 1,046,047**	**$ 1,107,478**	**$ 2,811,602**	**$ 2,160,303**	**$ (651,299)**	**-23.2%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**707,102**	**605,487**	**(1,148,794)**	**(247,825)**	**900,969**	

Budget Continued

1. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
2. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
3. Scheduled vehicle replacement

Staffing

Position	FY2024	FY2025	FY2026	Tentative FY2027
Public Works Director	0.05	0.05	0.05	0.05
Deputy Public Works Director	-	-	-	0.05
Public Works Administrative Assistant	-	-	-	0.05
Operations Superintendent	0.10	0.10	-	-
Fleet/Facilities/Park Superintendent	0.50	0.50	0.33	0.40
Fleet Maintenance Technician	0.80	0.80	0.80	0.90
Fleet/ Facilities Journeyman	-	-	0.75	0.80
TOTAL FLEET FUND	**1.45**	**1.45**	**1.93**	**2.25**

Internal Service Fund - Information Technology

Fund Description

The Information Technology Fund was established to provide maintenance for the City's information technology hardware, software, and infrastructure. The Information Technology fund collects an annual fee for this service. The Information Technology Fund also collects replacement funds for each department in anticipation of replacing computers at the end of their useful life. It also collects funds for software that is utilized city-wide.

Budget

Information Technology Internal Service Fund	Actual FY2024	Actual FY2025	Amended FY2026	Tentative FY2027	Difference	Percent Change
Revenues:						
General Fund contribution[1]	119,492	167,511	249,764	175,456	(74,308)	-29.8%
Water contribution[1]	13,006	19,917	21,623	29,761	8,138	37.6%
Storm Water contribution[1]	7,974	14,653	16,844	17,688	844	5.0%
RDA contribution[1]	6,009	9,975	12,731	16,954	4,223	33.2%
Sewer contribution[1]	5,866	10,978	11,430	17,743	6,313	55.2%
Fleet contribution[1]	2,140	3,702	5,402	5,342	(60)	-1.1%
Streetlight contribution[1]	-	-	176	1,221	1,045	593.8%
Sanitation contribution[1]	-	-	191	1,221	1,030	539.3%
Interest Earned	32,460	27,864	-	-	-	0.0%
Proceeds from sale of assets	3,807	2,256	3,600	3,000	(600)	-16.7%
TOTAL REVENUES	**$ 190,754**	**$ 256,856**	**$ 321,761**	**$ 268,386**	**$ (53,375)**	**-16.6%**
Expenditures:						
Personnel						
Salaries[2]	26,119	28,209	52,477	135,677	83,200	158.5%
Benefits[2]	10,689	11,540	13,541	35,549	22,008	162.5%
Total Personnel	**36,808**	**39,749**	**66,018**	**171,225**	**105,207**	**159.4%**
Operating						
Communications and Telephone	128	161	161	161	-	0.0%
Capital Projects						
Hardware[3]	77,037	44,521	82,400	58,200	(24,200)	-29.4%
Software[4]	67,372	134,865	348,000	148,000	(200,000)	-57.5%
Infrastructure[3]	-	16,272	81,000	-	(81,000)	-100.0%
Internet	-	18,027	20,000	20,000	-	0.0%
Depreciation Expense	30,650	43,061	-	-	-	0.0%
Total Capital Projects	**175,059**	**256,746**	**531,400**	**226,200**	**(305,200)**	**-57.4%**
TOTAL EXPENDITURES	**$ 211,995**	**$ 296,656**	**$ 597,579**	**$ 397,586**	**$ (199,993)**	**-33.5%**
FUND BALANCE - CONTRIBUTION TO (USE OF)	**(21,241)**	**(39,800)**	**(275,818)**	**(129,200)**	**146,618**	

AT A GLANCE:

TOTAL BUDGET: $397,586 | FULL-TIME EQUIVALENT EMPLOYEES: 1.30

Internal Service Fund - Information Technology

Budget Continued

1. Splitting of IT operation and equipment charges, pausing equipment charges for FY2027
2. FY2027 COLA, Mid-Point, Merit, & Market Salary Adjustments; FY2027 Benefit Increases; Salary Allocation Updates
3. Scheduled annual replacements
4. Removal of one-time funding for new community development software

Staffing

Position	FY2024	FY2025	FY2026	Tentative FY2027
Information Technology Director	0.00	0.00	0.00	0.20
Systems Administrator	0.00	0.00	0.00	0.30
Network Admimistrator	0.40	0.40	0.40	0.30
Information Technology Intern	0.00	0.00	0.50	0.50
TOTAL IT INTERNAL SERVICE FUND	**0.40**	**0.40**	**0.90**	**1.30**

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

ITEM TYPE: Public Hearing

SUBJECT: Receive Public Comment on the Midvale City Fiscal Year 2027 Fee Schedule & Utility Rates.

SUBMITTED BY: Mariah Hill, Administrative Services Director

FEE SCHEDULE SUMMARY:
As part of the budget process, staff reviews and updates the municipal fee schedule to ensure the City is collecting appropriate fees. Municipal fees are required to reflect the actual cost of services provided. No changes are proposed for the FY2027 Fee Schedule.

PLAN COMPLIANCE: N/A

FISCAL IMPACT
The proposed fees reflect the actual cost of providing specific services to Midvale City residents, businesses, and other patrons. Fees charged are sufficient to provide revenue necessary to operate the City's Enterprise Funds and cover certain costs incurred by the General Fund for Fiscal Year 2027.

STAFF'S RECOMMENDATION AND MOTION:
This item is for public comment only.

ATTACHMENTS:
FY2027 Midvale City Fee Schedule

MIDVALE CITY
FISCAL YEAR 2026 FEE SCHEDULE

DESCRIPTION	AMOUNT
Administrative Fees	
Return Check (NSF, etc.)	$30
Animal Control Fees: Refer to the latest fee schedule adopted by Salt Lake County Animal Services	
Building Permit Fees	
From $0 to $100,000 Valuation	$48 + $9.30 per $1,000 (or fraction thereof) in valuation
From $100,001 to $125,000 Valuation	$978 for First $100,000 + $14 per Additional $1,000 (or fraction thereof)
From $125,001 to $150,000 Valuation	$1,328 for First $125,000 + $10.10 per Additional $1,000 (or fraction thereof)
From $150,001 to $200,000 Valuation	$1,580 for First $150,000 + $7 per Additional $1,000 (or fraction thereof)
From $200,001 to $600,000 Valuation	$1,930 for First $200,000 + $5.60 per Additional $1,000 (or fraction thereof)
From $600,001 to $1,100,000 Valuation	$4,170 for First $600,000 + $4.75 per Additional $1,000 (or fraction thereof)
Over $1,100,001 Valuation	$6,545 for First $1,100,000 + $3.65 per Additional $1,000 (or fraction thereof)
Plan Check Fee	65% of Building Fee
Electrical Fee	5% of Building Fee
Mechanical Fee	5% of Building Fee
Plumbing Fee	5% of Building Fee
Surcharge	1% of the sum of Building, Electrical, Mechanical, and Plumbing Fees
Pre-Plan Check Fees (credited towards building permit fee; non-refundable after commencement of plan review	
Less than $100,000 valuation	$0
$100,000 - $300,000 valuation	$200
$300,000 - $500,000 valuation	$1,000
$500,000 - $1,000,000 valuation	$2,000
$1,000,000 - $10,000,000 valuation	$5,000
Greater than $10M valuation	$10,000
Over the Counter Permit Fees	
Furnace	$65 mechanical fee + $0.65 surcharge
A/C	$65 mechanical fee + $0.65 surcharge
Furnace and A/C	$65 mechanical fee + $0.65 surcharge
Water Heater	$65 mechanical fee + $0.65 surcharge
Service Charge	$65 mechanical fee + $0.65 surcharge
Demo	$65 building permit
Window	$65 building permit
Building Rental & Event Fees	
Midvale Community Center	$200 security deposit
Half-Day Rental Fee	$225 Resident; $300 Non-Resident
Full-Day Rental Fee	$435 Resident; $580 Non-Resident
ADDITIONAL FEES MAY APPLY	See Use Agreement
Bingham Junction Park Pavilion	$200 security deposit
Half Day	$30 Resident; $40 Non Resident
Full Day	$38 Resident; $50 Non-Resident
Main Park Pavilion	$200 security deposit
Half Day	$68 Resident; $90 Non-Resident
Full Day	$113 Resident; $150 Non-Resident
Auditorium Performing Arts Center (Arts Council)	Contact Midvale Arts Council for pricing
City Park Amphitheater	$300 Deposit or $500 Deposit with Dressing Room Use
Half Day	$195 Resident; $260 Non Resident
Full Day	$375 Resident; $500 Non-Resident
City Park Field	$200 Deposit
Half Day	$50 Resident; $65 Non Resident
Full Day	$100 Resident; $135 Non-Resident
Special Event Permit Application	$100
Film Permit Application	$320
Business License Fees	
Home Occupation Base Fee	$94
Commercial Business Base Fee	$137
Commercial, Home Occupation and Rental Renewal	$19
Non-Rental Renewal	$19
Rental Base Fee	$143

MIDVALE CITY
FISCAL YEAR 2026 FEE SCHEDULE

DESCRIPTION	AMOUNT
Rental Renewal	$102
Good Landlord Single Family Non-participatory (per door)	$80
Good Landlord Single Family Non-participatory - Renewal (per door)	$80
Good Landlord Duplex Non-participatory (per door)	$42
Good Landlord Duplex Non-participatory - Renewal (per door)	$42
Good Landlord Apartments 3+ Non-participatory (per door)	$33
Good Landlord Apartments 3+ Non-participatory - Renewal (per door)	$33
Good Landlord Participating (per door, all)	$7
Good Landlord Participating - Renewal (per door, all)	$7
Beauty Salon Booth Rental	$68
Mass Gathering	$20
Itinerant Merchant Base Fee	$100
Solicitor	$45
SOB/Escort	$84 each principal, escort, driver, or bodyguard - Requires background
Other Variable Fees (in addition to base)	
Alcohol Establishment	$300
Alcohol - Single Event	$25
Bar/Lounge	$215
Big Box Retail	$400
Commercial Retail	$110
Convenience/Gas	$100
Construction/Contractor	$50
Education	$500
Food Truck	$25
Health	$500
Hotels	$180
Pawn Shop	$400
Personal Services	$50
Professional Services	$30
Rental Units	$83
Restaurant	$300
Storage Units	$330
Taxi	$60 per vehicle
Tobacco	$22
Penalty Fees (Based on Renewal Fees)	1st Late Notice - 50%, 2nd Late Notice 75%, Final Late Notice - 100%
Business Bonding Fees	
Christmas tree sales	$200
Auctions and auctioneers	$1,000
Pawn shops, secondhand dealers	$1,000
Public recreation	$1,000,000 bodily injury (per person and per occurrence) $1,000,000 property damage
Fireworks	$1,000
Sexually oriented businesses	$2,000 (replenishable)
Cemetery Fees	
Sale Price of Burial Lots (Infant & Adult):	
Resident	$650
Non-Resident	$1,200
Sale Price of Cremation Lots:	
Resident	$325
Non-Resident	$600
Burial Rights Transfer/Consent (Reissuance)	$30
Cost of Grave Opening and Closings:	*Weekdays* *Weekends/Holidays*
Adult - Resident	$750 $900
Adult - Non-Resident	$900 $1100
Infant - Resident	$200 $350
Infant - Non-Resident	$400 $600
Cremains - Resident	$150 $300

MIDVALE CITY
FISCAL YEAR 2026 FEE SCHEDULE

DESCRIPTION	AMOUNT
Cremains - Non-Resident	$350 $550
Headstone Upright Grave Marker	$500
Reopening of Graves and Removing Caskets:	
Reopening	$600
Removing	$300
Code Enforcement	
Occupancy violation	Civil Fee per Day, First Offense - $25 per person
	First Offense, Maximum Civil Fee - $1,250 per person
	Civil Fee per Day, Second Offense - $50 per person
	Second Offense, Maximum Civil Fee - $2,500 per person
Illegal accessory dwelling	Civil Fee per Day, First Offense - $25
	First Offense, Maximum Civil Fee - $1,250
	Civil Fee per Day, Second Offense - $50
	Second Offense, Maximum Civil Fee - $2,500
Junked or inoperable vehicles	Civil Fee per Day, First Offense - $30 per vehicle
	First Offense, Maximum Civil Fee - $1,500 per vehicle
	Civil Fee per Day, Second Offense - $60 per vehicle
	Second Offense, Maximum Civil Fee - $3,000 per vehicle
Trash, junk, miscellaneous used materials	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
Weeds	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
Landscaping	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
Signs	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
Fences	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
Dumping	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
No Building Permit; no Business License	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
Home Occupation	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000

MIDVALE CITY
FISCAL YEAR 2026 FEE SCHEDULE

DESCRIPTION	AMOUNT
Parking	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
Nuisances, as defined	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $1,500
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $3,000
Nonpermitted Uses	Civil Fee per Day, First Offense - $50
	First Offense, Maximum Civil Fee - $5,000
	Civil Fee per Day, Second Offense - $100
	Second Offense, Maximum Civil Fee - $10,000
Failure to comply with board of adjustment, planning commission, or hearing examiner order	Civil Fee per Day, First Offense - $30
	First Offense, Maximum Civil Fee - $3,000
	Civil Fee per Day, Second Offense - $60
	Second Offense, Maximum Civil Fee - $6,000
Inspection fee for each subsequent event	$30
Violation of Chapter 5.32, Tenant Application Fees	$100 for initial violation
	$200 for additional violations
Community Development Fees (Includes Engineering Fees)	
Preliminary Subdivision*	2 Lots $570
	3 Lots $900
	>3 Lots $900 + $5 per lot over 3
Final Subdivision*	2 Lots $600
	3 Lots $1,270
	>3 Lots $1,270 + $10 per lot over 3
*More than one plat will result in an additional per plat charge of $250	
Preliminary Condominium	≤ 3 Units $900
	> 3 Units $900 + $5 per unit over 3
Final Condominium	≤ 3 Units $1,270
	> 3 Units $1,270 + $10 per unit over 3
Small Scale Master Plan	1-3 Acres $850
	3-5 Acres $950
Large Scale Master Plan (5+ Acres)	$1,050
Rezone	≤ 1 Acre $665
	1-5 Acres $765
	>5 Acres $865
Conditional Use Permit	$250
Administrative Conditional Use	$250
Final Site Plan	$1,090
Development Agreement	$1,000
Lot Line Adjustment	$125
Sign Permit	Based on Sign Value Per Resolution 2/26/02C

MIDVALE CITY
FISCAL YEAR 2026 FEE SCHEDULE

DESCRIPTION	AMOUNT
Temporary Sign Permit	$10
Text Amendment	$630
Property Vacation	$1,000
Appeal	$500
Variance	$400
Development Review Committee	$100
Noticing Fee	$.50 per address
Zoning Letter	$65
Court Fees	
Traffic School	$20
Small Claims	As per State approved rates
Copy Charge per page	$0.25
Certified Copy of Court Documents	$4 plus $0.50 per page
Criminal Background Checks	$10
Convenience Fee for Online Payments	$2.50 per transaction
Audio Tape	$10
Election Fees	
Declaration of Candidacy for Mayor	$50
Declaration of Candidacy for City Council	$25
Executive Department	
Records Request	$0.25 per copy + time for research + postage (including reasonable attorney's fees for
Copy Charge per page	$0.25
Copy of Recording (CD)	$5 per CD
Notary	$5 for Non-City Related Business
Copies of Maps 24 X 36 Color	$5
Copies of Maps 24 X 36 Black & White	$3
Right-of-Way Occupancy Permits	
In-Strand Antenna (Each)	$100
Small Wireless Facility (Each)	$100
Utility Pole (Each)	$250
Equipment (Per Piece)	$100
Macrocell or Utility Pole over 50 feet in height (Each)	$1,000
Road Cuts	
Base Fee	$250
Excavation in new or newly rebuilt/overlaid road (<5 years old)	$0.50/sf
Excavation in all other roads, concrete surfaces, or unpaved areas	$0.25/sf
Boring	$0.50/lf
Bond	$5,000
Sewer Rates (Resolution 2021-R-31)	
Residential/Commercial/Industrial	
Single Dwelling	
Base fee	$37.38
Usage fee per 1,000 gallons of average winter water usage	$3.14
Multi Dwelling	
Base fee - First Unit	$37.38
Additional Unit (Each)	$31.07
Usage fee per 1,000 gallons of average winter water usage	$3.14
Lifeline discount of 45% available on base fee if qualified for Salt Lake County Circuit Breaker property tax relief	

MIDVALE CITY
FISCAL YEAR 2026 FEE SCHEDULE

DESCRIPTION	AMOUNT
Sewer Connection Fees all areas	
4" Connection	
First Unit	$500
Second Unit	$200
6" Connection	
First Unit	$700
Second Unit	$200
Storm Water	
Equivalent Residential Unit (ERU) (3,000 square feet)	$9.36 per month
Lifeline discount of 45% available if qualified for Salt Lake County Circuit Breaker property tax relief	
Single family residential and duplex parcels constitute one ERU. No charges apply to undeveloped parcels. Charge for all other parcels is computed by multiplying	
Waste Collection Fees	
First Can	$12.84 per month
Recycling	$4.40 per month
Lifeline discount of 45% available if qualified for Salt Lake County Circuit Breaker property tax relief	
Each additional can	$12.84 month (not subject to Circuit Breaker)
Bulky Waste Dumpster	$242.44 ($150 deposit may be required)
Replacement Can	$75
Water Rates (Resolution 2021-R-31)	
Area # 1 Base Rates	
Meter Size:	
3/4"	$30.00
1"	$41.99
1.5"	$54.01
2"	$86.97
3"	$329.88
4"	$419.83
6"	$629.78
8"	$870.00
Area # 2 Base Rates	
Meter Size:	
3/4"	$30.00
1"	$41.99
1.5"	$54.01
2"	$86.97
3"	$329.87
4"	$419.83
6"	$629.78
8"	$870.00
Lifeline discount of 45% available on base fee if qualified for Salt Lake County Circuit Breaker property tax relief	
Fireline service	$10.15 per month
Area # 3 Base Rates	
Meter Size:	
3/4"	$30.00
1"	$41.99
1.5"	$54.01
2"	$86.97
3"	$329.88
4"	$419.83
6"	$629.78
8"	$870.00

Water Consumption Tiers (Per Thousand Gallons) - All Areas				
	Tier 1	Tier 2	Tier 3	Tier 4

MIDVALE CITY
FISCAL YEAR 2026 FEE SCHEDULE

DESCRIPTION				AMOUNT			
Meter Size	Max	Min	Max	Min	Max	Min	Max
3/4" or 5/8"	12.0	12.1	55.0	55.1	98.0	98.1	None
1"	20.0	20.1	92.0	92.1	164.0	164.1	None
1.5"	40.0	40.1	183.0	183.1	326.0	326.1	None
2"	64.0	64.1	293.0	293.1	522.0	522.1	None
3"	120.0	120.1	550.0	550.1	980.0	980.1	None
4"	240.0	240.1	1,100.0	1,100.1	1,960.0	1,960.1	None
6"	500.0	500.1	2,292.0	2,292.1	4,084.0	4,084.1	None
8"	640.0	640.1	2,933.0	2,933.1	5,226.0	5,226.1	None

Water Consumption Charge (Per Thousand Gallons) - All Areas	
Tier 1	$1.95
Tier 2	$2.43
Tier 3	$2.80
Tier 4	$2.96

Water Consumption Drought Fees (Per Thousand Gallons) - All Areas - Not Applicable to Tier 1 Usage

Based on JVWCD Water Supply Availability Level Designation

Effective Dates (Based on Service Dates) : Billing Cycle 1 - May 15 to October 15, Billing Cycle 2 - May 1 to September 30

	Level 1	Level 2	Level 3	Level 4
	0%	25%	50%	75%
Tier 2	$2.43	$3.04	$3.65	$4.25
Tier 3	$2.80	$3.50	$4.20	$4.90
Tier 4	$2.96	$3.70	$4.44	$5.18

Water Connection and Meter Fees - All Areas	
Water Connection Fee	
3/4" or 1" Connection on Midvale Road	$4,700
3/4" or 1" Connection on UDOT Road	$68,000
1 1/2" and Up	Cost of Labor, Equipment, & Parts
Meter Fee	
3/4" (Includes Meter Set)	$1,660
1" (Includes Meter Set)	$1,970
1 1/2" & Up	Cost of Meter + $200 inspection fee
Fire Service	$250 inspection fee
Construction Water Tamper Fine	$250
Damaged Meter Fine (Damaged meter after installation)	Equal to Meter Fee
Water Conneceton Damage Fine	$2,500

Other Utility Service Charges (Includes Sewer, Storm Water, Waste Collection, and Water)	
Late fees	5% of outstanding balance per month
Meter reset fee	$50
Meter tampering fee	$50 first offense, $100 second offense, $50 addt'l each subsequent offense
Account set-up or transfer fee	$15
Reconnect following shut-off	$50
Collection Agency fee	35% of outstanding balance
Return Check (NSF, etc.)	$30
Telephone Payment Convenience Fee	$3
Hydrant Meter Deposit	$1,800
User-Owned Hydrant Meter Deposit	$550
Construction Water Use	$3.50 per 1,000 gallons of hydrant water ($50 minimum)
Hydrant Meter Permit Application	$50
Hydrant Meter Billing, Tracking, and Inspection	$50/month

Streetlighting	
Residential	$3/month
Commercial	$9/month

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

ITEM TYPE: Public Hearing

SUBJECT: Receive Public Comment regarding Increased Compensation for Executive Municipal Officers

SUBMITTED BY: Mariah Hill, Administrative Services Director
Rori Andreason, HR Director/City Recorder

PAY PLAN SUMMARY:
Utah State Code 10-3-818 requires that a municipal government proposing compensation increases for executive municipal officers must hold a public hearing and provide proper public notice of that hearing. In Midvale, executive municipal officers include the City Manager, Assistant City Manager, HR Director/City Recorder, City Attorney, Deputy City Attorney, Public Works Director, Deputy Public Works Director, Community Development Director, Administrative Services Director, and Communications Director. Compensation increases for each of these positions are proposed in the FY2027 budget. Detailed information regarding these proposed increases is included in the attached document.

PLAN COMPLIANCE: N/A

FISCAL IMPACT
This document provides percent increases for Executive Municipal Officers, all fiscal impacts of these increases are contained in the FY2027 budget.

STAFF'S RECOMMENDATION AND MOTION:
This item is for public comment only.

ATTACHMENTS:
FY2027 Compensation Increases for Executive Municipal Officers

FY2027 Compensation Increases for Executive Municipal Officers		
Position	**Percent Increase**	**Notes**
City Manager	8.5%	Standard COLA & Merit, and Market Increases
Assistant City Manager	4.5%	Standard COLA & Merit Increases
HR Director/City Recorder	4.5%	Standard COLA & Merit Increases
City Attorney	8.5%	Standard COLA & Merit, and Market Increases
Deputy City Attorney	8.5%	Standard COLA & Merit, and Market Increases
Public Works Director	4.5%	Standard COLA & Merit Increases
Deputy Public Works Director	4.5%	Standard COLA & Merit Increases
Community Development Director	8.5%	Standard COLA & Merit, and Market Increases
Administrative Services Director	8.5%	Standard COLA & Merit, and Market Increases
Communications Director	4.5%	Standard COLA & Merit Increases

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

ITEM TYPE: Public Hearing

SUBJECT: Receive Public Comments regarding Setting Salaries for Elected and Statutory/Appointed Officers for Midvale City

SUBMITTED BY: Mariah Hill, Administrative Services Director
Rori Andreason, HR Director/City Recorder

PAY PLAN SUMMARY:
As a part of the budget process, staff reviews the City's Pay Plan to ensure the City is staying competitive in the market and that proposed Cost of Living Adjustments (COLA) are accounted for in our pay ranges.

PLAN COMPLIANCE: N/A

FISCAL IMPACT
This document only provides pay scales, all fiscal impacts of the pay plan are contained in the FY2027 budget.

STAFF'S RECOMMENDATION AND MOTION:
This item is for public comment only.

ATTACHMENTS:
FY2027 Midvale City Pay Plan

MIDVALE CITY COMPENSATION PAY PLAN
FISCAL YEAR 2027

ELECTED OFFICIALS

POSITION	SALARY
MAYOR	$72,155.74
COUNCIL	$22,130.60

EMPLOYEE PAY PLAN

	Hourly Pay Rates			Per Pay Period			Annual Pay Rates				
	Pay Range			Pay Range			Pay Range				
Positions	GR	Min	Mid	Max	Min	Mid	Max	GR	Min	Mid	Max	Rng	Positions
City Manager	72	75.69	98.47	121.25	6,055.13	7,877.46	9,699.78	72	157,433.49	204,813.92	252,194.36	0.60	City Manager
City Attorney	71	72.78	94.69	116.61	5,822.24	7,575.50	9,328.75	71	151,378.35	196,962.97	242,547.59	0.60	City Attorney
Assistant City Manager	69	66.97	87.22	107.48	5,357.62	6,977.83	8,598.04	69	139,298.13	181,423.64	223,549.15	0.60	Assistant City Manager
Public Works Director	67	61.61	80.18	98.76	4,928.61	6,414.55	7,900.48	67	128,143.85	166,778.21	205,412.57	0.60	Public Works Director
Administrative Services Director	67	61.61	80.18	98.76	4,928.61	6,414.55	7,900.48	67	128,143.85	166,778.21	205,412.57	0.60	Administrative Services Director
Community Development Director	66	58.86	76.65	94.43	4,708.55	6,131.67	7,554.78	66	122,422.43	159,423.34	196,424.26	0.60	Community Development Director
Deputy City Attorney	66	58.86	76.65	94.43	4,708.55	6,131.67	7,554.78	66	122,422.43	159,423.34	196,424.26	0.60	Deputy City Attorney
HR Director/City Recorder	65	56.59	73.70	90.80	4,527.46	5,895.83	7,264.21	65	117,713.85	153,291.68	188,869.50	0.60	HR Director/City Recorder
City Engineer	65	56.59	73.70	90.80	4,527.46	5,895.83	7,264.21	65	117,713.85	153,291.68	188,869.50	0.60	City Engineer
IT Director	64	54.24	70.64	87.04	4,339.14	5,651.24	6,963.35	64	112,817.59	146,932.29	181,047.00	0.60	IT Director
Deputy Director of Public Works	62	50.06	65.06	80.06	4,004.84	5,204.96	6,405.07	62	104,125.94	135,328.94	166,531.95	0.60	Deputy Director of Public Works
RDA Director	60	47.54	60.54	73.54	3,803.15	4,843.36	5,883.58	60	98,881.97	125,927.47	152,972.97	0.55	RDA Director
Assistant City Attorney-Prosecution	60	47.54	60.54	73.54	3,803.15	4,843.36	5,883.58	60	98,881.97	125,927.47	152,972.97	0.55	Assistant City Attorney-Prosecution

Planning Director	59	45.53	58.03	70.52	3,642.69	4,642.23	5,641.77	59	94,709.99	120,698.01	146,686.02	0.55	Planning Director
Building Official	59	45.53	58.03	70.52	3,642.69	4,642.23	5,641.77	59	94,709.99	120,698.01	146,686.02	0.55	Building Official
Communications Director	58	43.02	54.86	66.69	3,441.97	4,388.51	5,335.05	58	89,491.10	114,101.14	138,711.19	0.55	Communications Director
Court Administrator	58	43.02	54.86	66.69	3,441.97	4,388.51	5,335.05	58	89,491.10	114,101.14	138,711.19	0.55	Court Administrator
City Treasurer	57	41.37	52.75	64.12	3,309.58	4,219.72	5,129.85	57	86,049.12	109,712.63	133,376.14	0.55	City Treasurer
Project Site Coordinator	56	39.78	50.72	61.66	3,182.29	4,057.42	4,932.55	56	82,739.54	105,492.91	128,246.29	0.55	Project Site Coordinator
Public Utilities Manager	55	38.25	48.77	59.29	3,059.90	3,901.37	4,742.84	55	79,557.28	101,435.52	123,313.75	0.55	Public Utilities Manager
GIS Manager	55	38.25	48.77	59.29	3,059.90	3,901.37	4,742.84	55	79,557.28	101,435.52	123,313.75	0.55	GIS Manager
Network Administrator	55	38.25	48.77	59.29	3,059.90	3,901.37	4,742.84	55	79,557.28	101,435.52	123,313.75	0.55	Network Administrator
Systems Administrator	54	36.78	46.89	57.01	2,942.21	3,751.31	4,560.42	54	76,497.36	97,534.13	118,570.89	0.55	Systems Administrator
Engineering Manager	54	36.78	46.89	57.01	2,942.21	3,751.31	4,560.42	54	76,497.36	97,534.13	118,570.89	0.55	Engineering Manager
Storm Water/Streets Manager	54	36.78	46.89	57.01	2,942.21	3,751.31	4,560.42	54	76,497.36	97,534.13	118,570.89	0.55	Storm Water/Streets Manager
Fleet/Facilities Manager	54	36.78	46.89	57.01	2,942.21	3,751.31	4,560.42	54	76,497.36	97,534.13	118,570.89	0.55	Fleet/Facilities Manager
Economic Devel & RDA Project Mngr	54	36.78	46.89	57.01	2,942.21	3,751.31	4,560.42	54	76,497.36	97,534.13	118,570.89	0.55	Economic Devel & RDA Project Mngr
RDA Program Manager	54	36.78	46.89	57.01	2,942.21	3,751.31	4,560.42	54	76,497.36	97,534.13	118,570.89	0.55	RDA Program Manager
Junior Network Administrator	50	31.44	40.08	48.73	2,515.01	3,206.64	3,898.27	50	65,390.29	83,372.59	101,354.90	0.55	Junior Network Administrator
Event Coordinator	48	28.62	35.75	42.88	2,290.00	2,860.07	3,430.15	48	61,623.80	74,361.88	92,305.30	0.50	Event Coordinator
Senior Planner	28	36.78	46.89	57.01	2,942.21	3,751.31	4,560.42	28	76,497.36	97,534.13	118,570.89	0.55	Senior Planner
Senior Accountant	28	36.78	46.89	57.01	2,942.21	3,751.31	4,560.42	28	76,497.36	97,534.13	118,570.89	0.55	Senior Accountant
Plans Examiner/Bld Inspector	25	32.70	41.69	50.68	2,615.61	3,334.90	4,054.20	25	68,005.89	86,707.50	105,409.11	0.55	Plans Examiner/Bld Inspector
Procurement/ Contract Analyst	25	32.70	41.69	50.68	2,615.61	3,334.90	4,054.20	25	68,005.89	86,707.50	105,409.11	0.55	Procurement/ Contract Analyst
HR Generalist	24	31.44	40.08	48.73	2,515.01	3,206.64	3,898.27	24	65,390.29	83,372.59	101,354.90	0.55	HR Generalist
Engineering Inspector III	24	31.44	40.08	48.73	2,515.01	3,206.64	3,898.27	24	65,390.29	83,372.59	101,354.90	0.55	Engineering Inspector III
Planner II	23	30.81	38.53	46.26	2,464.86	3,082.75	3,700.64	23	64,086.40	80,151.48	96,216.56	0.50	Planner II

Water Utility Distribution Crew Lead	23	30.81	38.53	46.26	2,464.86	3,082.75	3,700.64	23	64,086.40	80,151.48	96,216.56	0.50	Water Utility Distribution Crew Lead
Water Utility Construction Crew Lead	23	30.81	38.53	46.26	2,464.86	3,082.75	3,700.64	23	64,086.40	80,151.48	96,216.56	0.50	Water Utility Construction Crew Lead
Wastewater Crew Lead	23	30.81	38.53	46.26	2,464.86	3,082.75	3,700.64	23	64,086.40	80,151.48	96,216.56	0.50	Wastewater Crew Lead
Faciliites Journeyman	23	30.81	38.53	46.26	2,464.86	3,082.75	3,700.64	23	64,086.40	80,151.48	96,216.56	0.50	Facilities Journeyman
Senior Executive Assistant	23	30.81	38.53	46.26	2,464.86	3,082.75	3,700.64	23	64,086.40	80,151.48	96,216.56	0.50	Senior Executive Assistant
CD Exec Asst	23	30.81	38.53	46.26	2,464.86	3,082.75	3,700.64	23	64,086.40	80,151.48	96,216.56	0.50	CD Exec Asst
Strm Wtr Coord	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	Strm Wtr Coord
Paralegal/Exec. Asst.	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	Paralegal/Exec. Asst.
Parks Crew Lead	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	Parks Crew Lead
Streets Crew Lead	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	Streets Crew Lead
Storm Water Crew Lead	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	Storm Water Crew Lead
Judicial Assistant Lead	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	Judicial Assistant Lead
Engineering Inspector II	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	Engineering Inspector II
GIS Specialist III	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	GIS Specialist III
Deputy City Recorder	22	29.63	37.00	44.38	2,370.15	2,960.17	3,550.20	22	61,623.80	76,964.55	92,305.30	0.50	Deputy City Recorder
Engineering Inspector I	21	28.46	35.51	42.57	2,276.54	2,840.94	3,405.34	21	59,190.12	73,864.51	88,538.91	0.50	Engineering Inspector I
Planner I	21	28.46	35.51	42.57	2,276.54	2,840.94	3,405.34	21	59,190.12	73,864.51	88,538.91	0.50	Planner I
Storm Water Inspector	21	28.46	35.51	42.57	2,276.54	2,840.94	3,405.34	21	59,190.12	73,864.51	88,538.91	0.50	Storm Water Inspector
Comm Devel Supt Tech-Permits	20	27.29	34.07	40.85	2,182.94	2,725.61	3,268.28	20	56,756.47	70,865.91	84,975.34	0.50	Comm Devel Supt Tech-Permits
Comm Devel Supt Tech-Bus Lic	20	27.29	34.07	40.85	2,182.94	2,725.61	3,268.28	20	56,756.47	70,865.91	84,975.34	0.50	Comm Devel Supt Tech-Bus Lic
Judicial Assistant III	20	27.29	34.07	40.85	2,182.94	2,725.61	3,268.28	20	56,756.47	70,865.91	84,975.34	0.50	Judicial Assistant III
GIS Specialist II	20	27.29	34.07	40.85	2,182.94	2,725.61	3,268.28	20	56,756.47	70,865.91	84,975.34	0.50	GIS Specialist II
Utilities Water Quality and Regulatory Administrator	19	27.12	33.16	39.20	2,169.57	2,652.62	3,135.68	19	56,408.79	68,968.22	81,527.65	0.45	Utilities Water Quality and Regulatory Administrator

GIS Technician	18	25.95	31.77	37.59	2,075.97	2,541.75	3,007.53	18	53,975.12	66,085.48	78,195.85	0.45	GIS Technician
Facilities Technician III	18	25.95	31.77	37.59	2,075.97	2,541.75	3,007.53	18	53,975.12	66,085.48	78,195.85	0.45	Fleet Maintenance Technician III
Fleet Maintenance Technician III	18	25.95	31.77	37.59	2,075.97	2,541.75	3,007.53	18	53,975.12	66,085.48	78,195.85	0.45	Fleet Maintenance Technician III
Water Operator III	18	25.95	31.77	37.59	2,075.97	2,541.75	3,007.53	18	53,975.12	66,085.48	78,195.85	0.45	Water Operator III
Waste Water Operator III	18	25.95	31.77	37.59	2,075.97	2,541.75	3,007.53	18	53,975.12	66,085.48	78,195.85	0.45	Waste Water Operator III
Judicial Assistant II	18	25.95	31.77	37.59	2,075.97	2,541.75	3,007.53	18	53,975.12	66,085.48	78,195.85	0.45	Judicial Assistant II
Community Violence Coalition Coordinator	18	25.95	31.77	37.59	2,075.97	2,541.75	3,007.53	18	53,975.12	66,085.48	78,195.85	0.45	Community Violence Coalition Coordinator
Finance Clerk	18	25.95	31.77	37.59	2,075.97	2,541.75	3,007.53	18	53,975.12	66,085.48	78,195.85	0.45	Finance Clerk
Water Meter Maintenance Tech	17	24.93	30.51	36.08	1,994.74	2,440.40	2,886.07	17	51,863.14	63,450.51	75,037.88	0.45	Water Meter Maintenance Tech
Streets Maintenance III	17	24.93	30.51	36.08	1,994.74	2,440.40	2,886.07	17	51,863.14	63,450.51	75,037.88	0.45	Streets Maintenance III
Storm Water Operator III	17	24.93	30.51	36.08	1,994.74	2,440.40	2,886.07	17	51,863.14	63,450.51	75,037.88	0.45	Storm Water Operator III
Parks Maintenance III	17	24.93	30.51	36.08	1,994.74	2,440.40	2,886.07	17	51,863.14	63,450.51	75,037.88	0.45	Parks Maintenance III
Facilities Technician III	17	24.93	30.51	36.08	1,994.74	2,440.40	2,886.07	17	51,863.14	63,450.51	75,037.88	0.45	Facilities Technician III
Waste Water Operator II	17	24.93	30.51	36.08	1,994.74	2,440.40	2,886.07	17	51,863.14	63,450.51	75,037.88	0.45	Waste Water Operator II
Coalition Coordinator	17	24.93	30.51	36.08	1,994.74	2,440.40	2,886.07	17	51,863.14	63,450.51	75,037.88	0.45	Coalition Coordinator
Water Operator II	16	23.94	29.28	34.61	1,915.51	2,342.29	2,769.07	16	49,803.15	60,899.48	71,995.81	0.45	Water Operator II
Fleet Technician II	16	23.94	29.28	34.61	1,915.51	2,342.29	2,769.07	16	49,803.15	60,899.48	71,995.81	0.45	Fleet Technician II
Facilities Technician II	16	23.94	29.28	34.61	1,915.51	2,342.29	2,769.07	16	49,803.15	60,899.48	71,995.81	0.45	Facilities Technician II
Judicial Assistant I	16	23.94	29.28	34.61	1,915.51	2,342.29	2,769.07	16	49,803.15	60,899.48	71,995.81	0.45	Judicial Assistant I
Streets Maintenance II	15	22.94	28.09	33.23	1,835.28	2,247.01	2,658.75	15	47,717.15	58,422.37	69,127.58	0.45	Streets Maintenance II
Storm Water Operator II	15	22.94	28.09	33.23	1,835.28	2,247.01	2,658.75	15	47,717.15	58,422.37	69,127.58	0.45	Storm Water Operator II
Parks Maintenance II	15	22.94	28.09	33.23	1,835.28	2,247.01	2,658.75	15	47,717.15	58,422.37	69,127.58	0.45	Parks Maintenance II
Fleet/Facilities Technician II	15	22.94	28.09	33.23	1,835.28	2,247.01	2,658.75	15	47,717.15	58,422.37	69,127.58	0.45	Fleet/Facilities Technician II
Fleet/Facilities Technician I	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	Facilities Technician I

Streets Maintenance I	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	Street Maintenance I
Storm Water Operator I	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	Storm Water Operator I
Fleet Technician I	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	Fleet Technician I
Parks Maintenance I	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	Parks Maintenance I
Water Operator I	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	Water Operator I
Waste Water Operator I	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	Waste Water Operator I
Admininistrative Assistant	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	Admininistrative Assistant
PW Admin Asst	14	21.94	26.92	31.90	1,755.04	2,153.41	2,551.78	14	45,631.13	55,988.66	66,346.18	0.45	PW Admin Asst
Senior Van Driver	10	19.42	23.28	27.15	1,553.35	1,862.58	2,171.80	10	40,387.21	48,426.98	56,466.74	0.40	Senior Van Driver
Building Custodian	8	17.91	21.49	25.07	1,433.01	1,719.39	2,005.76	8	37,258.20	44,704.04	52,149.88	0.40	Building Custodian

MIDVALE CITY COMPENSATION PAY PLAN
FISCAL YEAR 2027

GENERAL PAY RANGES

Hourly Pay Rates

Grade	Pay Range		
	Min	Mid	Max
1	13.59	16.32	19.05
2	14.15	16.98	19.80
3	14.74	17.66	20.59
4	15.24	18.32	21.39
5	15.91	19.08	22.26
6	16.09	19.28	22.46
7	17.24	20.67	24.10
8	17.91	21.49	25.07
9	18.58	22.34	26.10
10	19.42	23.28	27.15
11	19.51	23.88	28.25
12	20.25	24.84	29.43
13	21.09	25.85	30.62
14	21.94	26.92	31.90
15	22.94	28.09	33.23
16	23.94	29.28	34.61
17	24.93	30.51	36.08
18	25.95	31.77	37.59
19	27.12	33.16	39.20
20	27.29	34.07	40.85
21	28.46	35.51	42.57
22	29.63	37.00	44.38
23	30.81	38.53	46.26
24	31.44	40.08	48.73
25	32.70	41.69	50.68
26	34.00	43.35	52.70
27	35.36	45.09	54.81
28	36.78	46.89	57.01
29	38.25	48.77	59.29
30	39.78	50.72	61.66

Per Pay Period

Grade	Pay Range		
	Min	Mid	Max
1	1,087.57	1,305.98	1,524.38
2	1,132.14	1,358.06	1,583.98
3	1,178.94	1,412.95	1,646.96
4	1,219.06	1,465.32	1,711.59
5	1,272.55	1,526.61	1,780.67
6	1,287.41	1,542.19	1,796.97
7	1,379.52	1,653.64	1,927.76
8	1,433.01	1,719.39	2,005.76
9	1,486.50	1,787.36	2,088.22
10	1,553.35	1,862.58	2,171.80
11	1,561.15	1,910.43	2,259.71
12	1,620.21	1,987.50	2,354.79
13	1,687.07	2,068.17	2,449.26
14	1,755.04	2,153.41	2,551.78
15	1,835.28	2,247.01	2,658.75
16	1,915.51	2,342.29	2,769.07
17	1,994.74	2,440.40	2,886.07
18	2,075.97	2,541.75	3,007.53
19	2,169.57	2,652.62	3,135.68
20	2,182.94	2,725.61	3,268.28
21	2,276.54	2,840.94	3,405.34
22	2,370.15	2,960.17	3,550.20
23	2,464.86	3,082.75	3,700.64
24	2,515.01	3,206.64	3,898.27
25	2,615.61	3,334.90	4,054.20
26	2,720.24	3,468.30	4,216.37
27	2,829.04	3,607.03	4,385.02
28	2,942.21	3,751.31	4,560.42
29	3,059.90	3,901.37	4,742.84
30	3,182.29	4,057.42	4,932.55

Annual Pay Rates

Grade	Pay Range			Range
	Min	Mid	Max	
1	28,276.82	33,955.36	39,633.90	0.40
2	29,435.71	35,309.54	41,183.36	0.40
3	30,652.55	36,736.69	42,820.84	0.40
4	31,695.56	38,098.40	44,501.23	0.40
5	33,086.21	39,691.86	46,297.51	0.40
6	33,472.70	40,096.91	46,721.13	0.40
7	35,867.52	42,994.67	50,121.81	0.40
8	37,258.20	44,704.04	52,149.88	0.40
9	38,648.88	46,471.35	54,293.82	0.40
10	40,387.21	48,426.98	56,466.74	0.40
11	40,590.00	49,671.18	58,752.35	0.45
12	42,125.51	51,675.01	61,224.51	0.45
13	43,863.84	53,772.32	63,680.81	0.45
14	45,631.13	55,988.66	66,346.18	0.45
15	47,717.15	58,422.37	69,127.58	0.45
16	49,803.15	60,899.48	71,995.81	0.45
17	51,863.14	63,450.51	75,037.88	0.45
18	53,975.12	66,085.48	78,195.85	0.45
19	56,408.79	68,968.22	81,527.65	0.45
20	56,756.47	70,865.91	84,975.34	0.50
21	59,190.12	73,864.51	88,538.91	0.50
22	61,623.80	76,964.55	92,305.30	0.50
23	64,086.40	80,151.48	96,216.56	0.50
24	65,390.29	83,372.59	101,354.90	0.55
25	68,005.89	86,707.50	105,409.11	0.55
26	70,726.11	90,175.80	109,625.49	0.55
27	73,555.16	93,782.83	114,010.50	0.55
28	76,497.36	97,534.13	118,570.89	0.55
29	79,557.28	101,435.52	123,313.75	0.55
30	82,739.54	105,492.91	128,246.29	0.55

MIDVALE CITY COMPENSATION PAY PLAN
FISCAL YEAR 2027

EXECUTIVE & EXEMPT PAY RANGES

Hourly Pay Rates

Grade	Pay Range		
	Min	Mid	Max
48	28.62	35.75	42.88
49	29.77	37.23	44.69
50	31.44	40.08	48.73
51	32.70	41.69	50.68
52	34.00	43.35	52.70
53	35.36	45.09	54.81
54	36.78	46.89	57.01
55	38.25	48.77	59.29
56	39.78	50.72	61.66
57	41.37	52.75	64.12
58	43.02	54.86	66.69
59	45.53	58.03	70.52
60	47.54	60.54	73.54
61	49.56	63.15	76.73
62	50.06	65.06	80.06
63	52.23	67.87	83.50
64	54.24	70.64	87.04
65	56.59	73.70	90.80
66	58.86	76.65	94.43
67	61.61	80.18	98.76
68	64.28	83.67	103.06
69	66.97	87.22	107.48
70	69.98	91.04	112.10
71	72.78	94.69	116.61
72	75.69	98.47	121.25
73	78.72	102.41	126.10
74	81.87	106.50	131.14
75	85.14	110.76	136.39

Per Pay Period

Grade	Pay Range		
	Min	Mid	Max
48	2,290.00	2,860.07	3,430.15
49	2,381.51	2,978.50	3,575.49
50	2,515.01	3,206.64	3,898.27
51	2,615.61	3,334.90	4,054.20
52	2,720.24	3,468.30	4,216.37
53	2,829.04	3,607.03	4,385.02
54	2,942.21	3,751.31	4,560.42
55	3,059.90	3,901.37	4,742.84
56	3,182.29	4,057.42	4,932.55
57	3,309.58	4,219.72	5,129.85
58	3,441.97	4,388.51	5,335.05
59	3,642.69	4,642.23	5,641.77
60	3,803.15	4,843.36	5,883.58
61	3,964.73	5,051.74	6,138.75
62	4,004.84	5,204.96	6,405.07
63	4,178.68	5,429.49	6,680.31
64	4,339.14	5,651.24	6,963.35
65	4,527.46	5,895.83	7,264.21
66	4,708.55	6,131.67	7,554.78
67	4,928.61	6,414.55	7,900.48
68	5,142.56	6,693.68	8,244.81
69	5,357.62	6,977.83	8,598.04
70	5,598.31	7,283.15	8,968.00
71	5,822.24	7,575.50	9,328.75
72	6,055.13	7,877.46	9,699.78
73	6,297.34	8,192.56	10,087.78
74	6,549.23	8,520.26	10,491.29
75	6,811.20	8,861.07	10,910.94

Annual Pay Rates

Grade	Pay Range			Range
	Min	Mid	Max	
48	61,623.80	74,361.88	92,305.30	0.50
49	64,086.40	77,441.04	96,216.56	0.50
50	65,390.29	83,372.59	101,354.90	0.55
51	68,005.89	86,707.50	105,409.11	0.55
52	70,726.11	90,175.80	109,625.49	0.55
53	73,555.16	93,782.83	114,010.50	0.55
54	76,497.36	97,534.13	118,570.89	0.55
55	79,557.28	101,435.52	123,313.75	0.55
56	82,739.54	105,492.91	128,246.29	0.55
57	86,049.12	109,712.63	133,376.14	0.55
58	89,491.10	114,101.14	138,711.19	0.55
59	94,709.99	120,698.01	146,686.02	0.55
60	98,881.97	125,927.47	152,972.97	0.55
61	103,082.95	131,345.27	159,607.60	0.55
62	104,125.94	135,328.94	166,531.95	0.60
63	108,645.64	141,166.85	173,688.06	0.60
64	112,817.59	146,932.29	181,047.00	0.60
65	117,713.85	153,291.68	188,869.50	0.60
66	122,422.43	159,423.34	196,424.26	0.60
67	128,143.85	166,778.21	205,412.57	0.60
68	133,706.49	174,035.74	214,364.99	0.60
69	139,298.13	181,423.64	223,549.15	0.60
70	145,556.11	189,362.00	233,167.89	0.60
71	151,378.35	196,962.97	242,547.59	0.60
72	157,433.49	204,813.92	252,194.36	0.60
73	163,730.82	213,006.49	262,282.15	0.60
74	170,280.06	221,526.76	272,773.46	0.60
75	177,091.24	230,387.82	283,684.39	0.60

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

ITEM TYPE: Public Hearing

SUBJECT: Receive Public Comment Regarding Proposed Amendments to the FY2026 General Fund Budget and other funds as Necessary

SUBMITTED BY: Mariah Hill, Administrative Services Director

SUMMARY:
Staff recommends amendments to the Fiscal Year 2026 budget for the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, and Sewer Fund.

General Fund
Revenue and Expense Budget Adjustments $5,379,947 – Staff identified several FY2026 budget adjustments, detailed in the attached document. A summary is provided below:

- **Benefit Adjustments – $35,350:** Adjustments for the City Council and Finance Departments to align with actual expenditures.
- **Contribution Adjustments – $5,344,597:** Transfers of fund balance for capital projects in the Capital Projects Fund and Water Fund, and a transfer to the Public Safety Fund for the wildlife animal control contract.

Public Safety Fund
The total requested increase to the Public Safety Fund is $6,000 for the wildlife animal control contract.

Capital Projects Fund
The total requested increase to the Capital Projects Fund revenue is $1,300,000.

Water Fund
The total requested increase to the Water Fund revenues is $17,538,597. This includes:
- General Fund contributions for the Public Works Facility project - $4,038,597
- Recording proceeds from the Series 2025 bonds - $13,500,000

Additionally, $157,705 in expenses is requested to budget for the bond issuance costs.

Sewer Fund
The total requested increase to the Sewer Fund revenues is $4,500,000 to record the proceeds from the Series 2025 bonds. Additionally, $52,567 in expenses is requested to budget for the bond issuance costs.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:
General Fund – Increase in budgeted revenues and expenditures of $5,379,947.

Public Safety Fund – Increase in budgeted revenues and expenditures of $6,000.

Capital Projects Fund – Increase in budgeted revenues of $1,300,000.

Water Fund – Increase in budgeted revenues of $17,538,597 and budgeted expenditures of $157,705.

Sewer Fund – Increase in budgeted revenues of $4,500,000 and budgeted expenditures of $52,567.

Attachments:
FY2026 Budget Amendment 2

Midvale City
FY2026 Proposed Budget Amendment 2

General Ledger Account Description	FY25 Actuals	FY26 Year-to-Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
General Fund						
Revenues						
Sales tax	11,627,600	7,862,506	11,281,321	41,350	11,322,671	Update to Actuals
Use of Fund Balance	-	-	2,670,576	5,338,597	8,009,173	Increased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - GENERAL FUND	**$ 29,191,087**	**$ 21,582,006**	**$ 27,171,559**	**$ 5,379,947**	**$ 32,551,506**	
Expenditures						
City Council						
Benefits	123,010	99,848	100,147	19,350	119,497	Update to Actuals
City Council Department Total	**$ 365,683**	**$ 298,356**	**$ 347,568**	**$ 19,350**	**$ 366,918**	
Finance						
Benefits	149,061	107,115	109,814	16,000	125,814	Update to Actuals
Finance Department Total	**$ 432,303**	**$ 337,803**	**$ 390,610**	**$ 16,000**	**$ 406,610**	
Contributions						
Transfer to Capital Projects	3,700,000	-	2,700,000	1,300,000	4,000,000	Fund Balance to Capital Projects
Transfer to Public Safety Fund	-	13,690,975	13,714,975	6,000	13,720,975	Wildlife Contract
Transfer to Water Fund	-	-	-	4,038,597	4,038,597	Contribution for PW Building
Contributions Department Total	**$ 5,506,195**	**$ 15,445,669**	**$ 18,169,669**	**$ 5,344,597**	**$ 23,514,266**	
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - GENERAL FUND	**$ 30,679,172**	**$ 24,760,793**	**$ 27,171,559**	**$ 5,379,947**	**$ 32,551,506**	

General Ledger Account Description	FY25 Actuals	FY26 Year-to-Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
Public Safety Fund						
Revenues						
Transfer from General Fund	-	13,690,975	13,714,975	6,000	13,720,975	Wildlife Contract
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - PUBLIC SAFETY FUND	**$ -**	**$ 14,660,586**	**$ 14,631,536**	**$ 6,000**	**$ 14,637,536**	
Expenditures						
Animal Control Contract	-	428,724	422,820	6,000	428,820	Wildlife Contract
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - PUBLIC SAFETY FUND	**$ 14,149,738**	**$ 13,480,357**	**$ 14,631,536**	**$ 6,000**	**$ 14,637,536**	

General Ledger Account Description	FY25 Actuals	FY26 Year-to-Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
Capital Projects Fund						
Revenues						
Transfer from General Fund	3,700,000	-	2,700,000	1,300,000	4,000,000	GF Fund Balance to Capital Projects
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - CAPITAL PROJECTS FUND	**$ (5,671,950)**	**$ (2,667,078)**	**$ (32,198,200)**	**$ 1,300,000**	**$ (30,898,200)**	

General Ledger Account Description	FY25 Actuals	FY26 Year-to-Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
Water Fund						
Revenues						
Proceeds from sale of bonds	-	-	-	13,500,000	13,500,000	2025 Bond Proceeds
Transfer from General Fund	-	-	-	4,038,597	4,038,597	Contribution for PW Building
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - WATER FUND	**$ 8,547,414**	**$ 7,275,040**	**$ 8,519,391**	**$ 17,538,597**	**$ 26,057,988**	
Expenditures						
Bond issuance costs	-	-	-	157,705	157,705	2025 Bond Cost of Issuance
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - WATER FUND	**$ 7,368,566**	**$ 6,359,309**	**$ 13,240,578**	**$ 157,705**	**$ 13,398,283**	

General Ledger Account Description	FY25 Actuals	FY26 Year-to-Date	FY26 Amended Budget	Proposed Change	FY26 Proposed Amended Budget	Description
Sewer Fund						
Revenues						
Proceeds from sale of bonds	-	-	-	4,500,000	4,500,000	2025 Bond Proceeds
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - SEWER FUND	**$ 4,420,706**	**$ 4,280,499**	**$ 4,351,256**	**$ 4,500,000**	**$ 8,851,256**	
Expenditures						
Bond issuance costs	-	-	-	52,567	52,567	2025 Bond Cost of Issuance
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - SEWER FUND	**$ 3,679,994**	**$ 4,398,757**	**$ 6,909,066**	**$ 52,567**	**$ 6,961,633**	

CITY COUNCIL MEETING
Minutes
Tuesday May 19, 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; Jerimie Thorne, Deputy Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Levi McNeill, Fleet/Facilities Manager; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Jazon Mazuran, UPD; Debbie Sanchez, CFO; Chief Nathan Kay, UFA; and Juan Rosario, Systems Administrator.

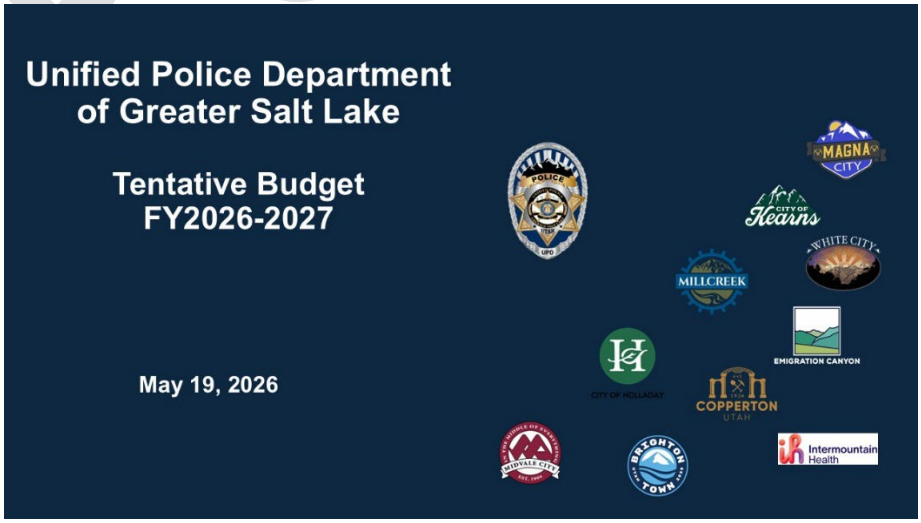
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6:00 p.m. – WORKSHOP

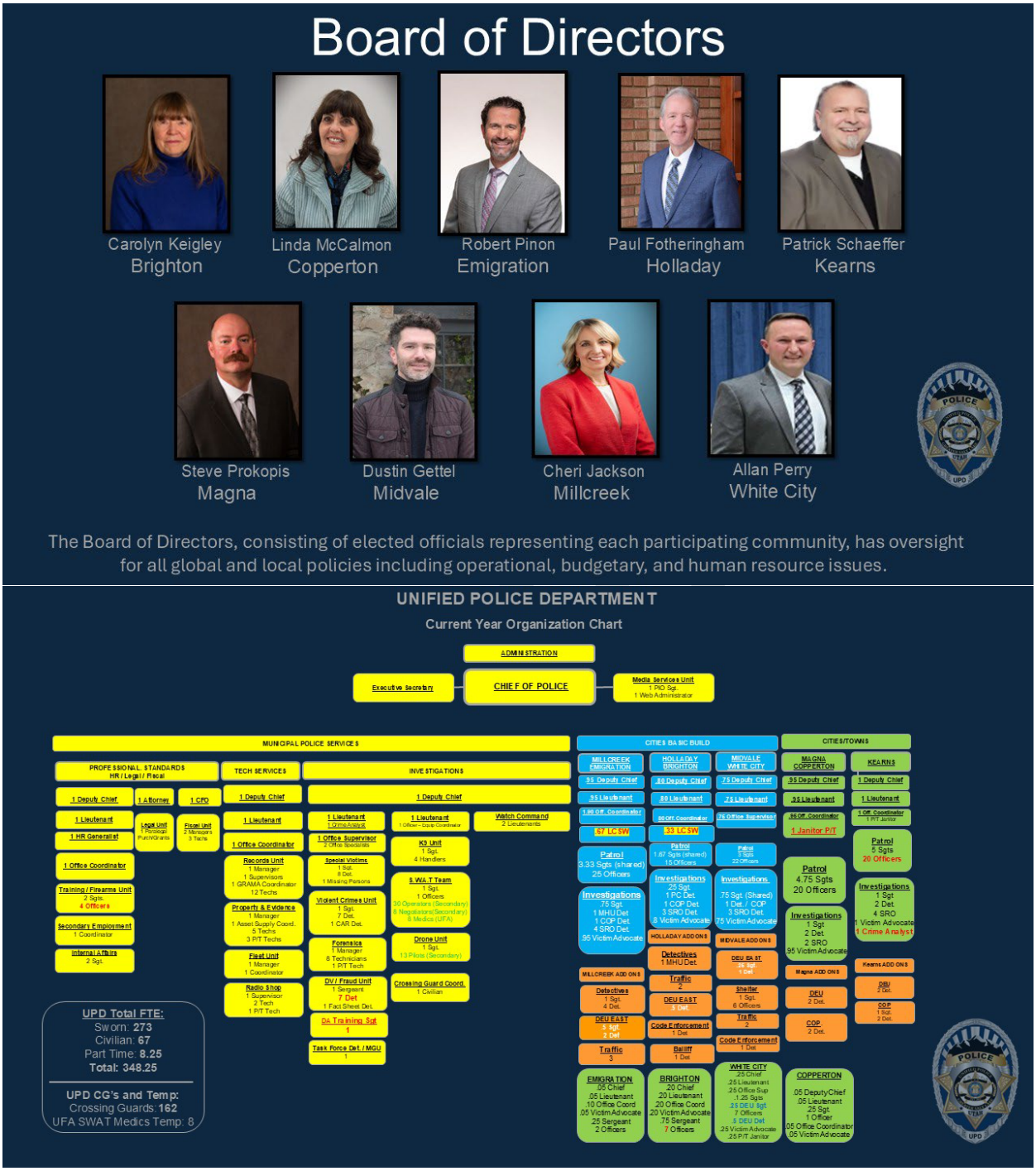
- Discuss Unified Police Department Budget **– *[Chief April Morse]***

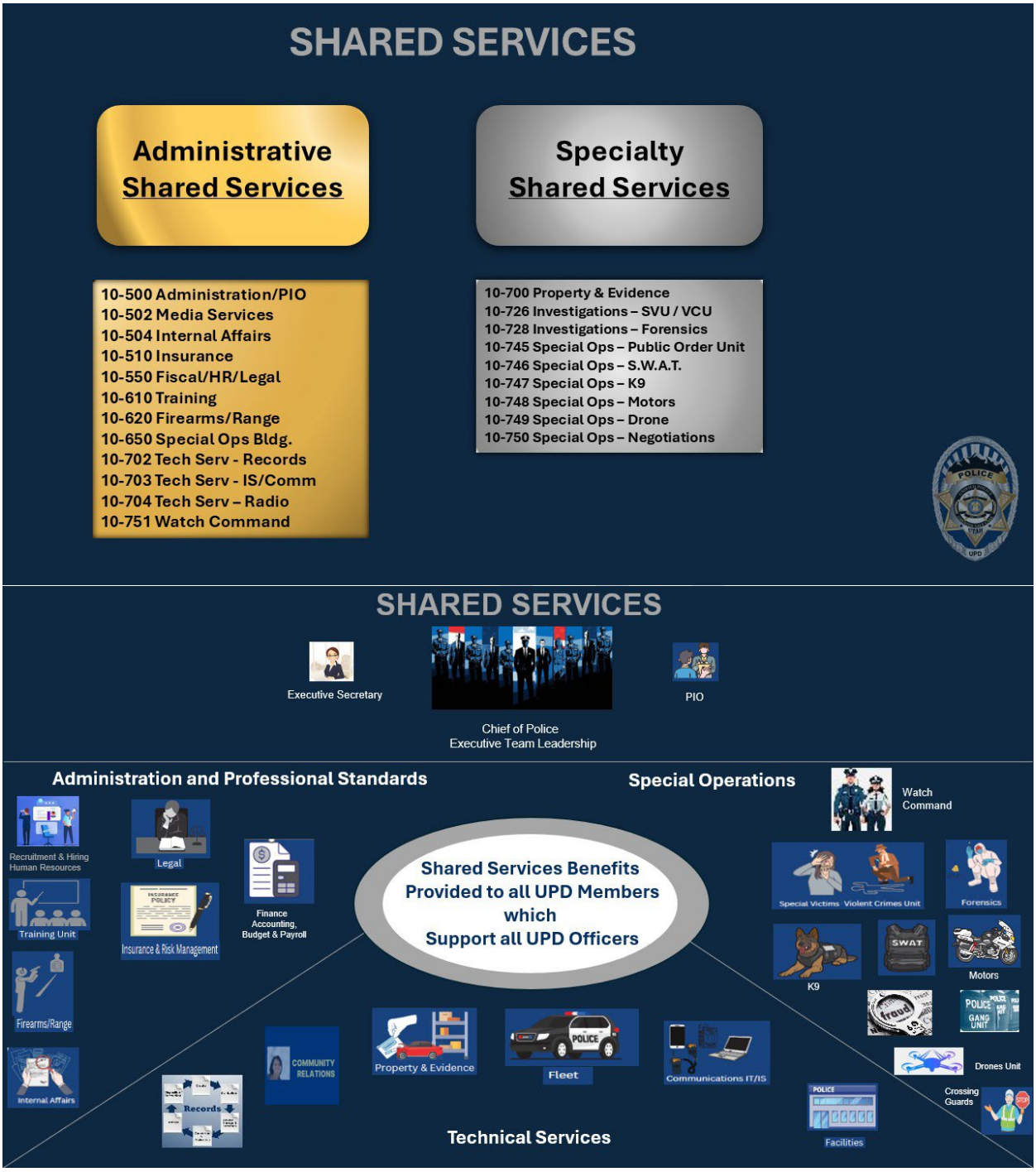
Chief Morse introduced Elizabeth Garrity, part time social worker, who is doing a great job.

Chief Mazuran reviewed the following information:



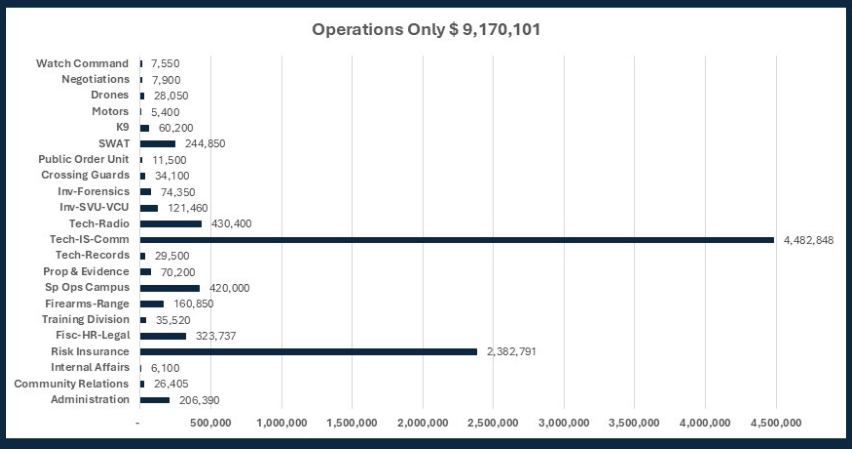
Pending


Board of Directors
Carolyn Keigley
Brighton
Linda McCalmon
Copperton
Robert Pinon
Emigration
Paul Fotheringham
Holladay
Patrick Schaeffer
Kearns
Steve Prokopis
Magna
Dustin Gettel
Midvale
Cheri Jackson
Millcreek
Allan Perry
White City
The Board of Directors, consisting of elected officials representing each participating community, has oversight for all global and local policies including operational, budgetary, and human resource issues.
UNIFIED POLICE DEPARTMENT
Current Year Organization Chart
ADMINISTRATION
Executive Secretary
CHIEF OF POLICE
Media Services Unit
1 PIO Sgt.
1 Web Administrator
MUNICIPAL POLICE SERVICES
PROFESSIONAL STANDARDS HR / Legal / Fiscal
TECH SERVICES
INVESTIGATIONS
1 Deputy Chief
1 Attorney
1 CFO
1 Lieutenant
1 HR Generalist
1 Office Coordinator
Training / Firearms Unit
2 Sgts.
4 Officers
Secondary Employment
1 Coordinator
Internal Affairs
2 Sgt.
Legal Unit
1 Paralegal
Fiscal Unit
2 Managers
3 Techs
1 Deputy Chief
1 Lieutenant
1 Office Coordinator
Records Unit
1 Manager
1 Supervisors
1 GRAMA Coordinator
12 Techs
Property & Evidence
1 Manager
1 Asset Supply Coord.
5 Techs
3 P/T Techs
Fleet Unit
1 Manager
1 Coordinator
Radio Shop
1 Supervisor
2 Tech
1 P/T Tech
1 Deputy Chief
1 Lieutenant
1 Crime Analyst
1 Office Supervisor
3 Office Specialists
Special Victims
1 Sgt.
6 Det.
1 Missing Persons
Violent Crimes Unit
1 Sgt.
7 Det.
1 CAR Det.
Forensics
1 Manager
8 Technicians
1 P/T Tech
DV / Fraud Unit
1 Sergeant
7 Det
1 Fact Sheet Det.
DA Training Sgt
1
Task Force Det. / MGU
1
1 Lieutenant
1 Officer – Equip Coordinator
K9 Unit
1 Sgt.
4 Handlers
S.W.A.T Team
1 Sgt.
1 Officers
30 Operators (Secondary)
8 Negotiators(Secondary)
8 Medics (UFA)
Drone Unit
1 Sgt.
13 Pilots (Secondary)
Crossing Guard Coord.
1 Civilian
Watch Command
2 Lieutenants
UPD Total FTE:
Sworn: 273
Civilian: 67
Part Time: 8.25
Total: 348.25
UPD CG's and Temp:
Crossing Guards: 162
UFA SWAT Medics Temp: 8
CITIES BASIC BUILD
MILLCREEK EMIGRATION
.95 Deputy Chief
.95 Lieutenant
1.90 Off. Coordinator
.67 LC SW
Patrol
3.33 Sgts (shared)
25 Officers
Investigations
.75 Sgt.
1 MHU Det.
1 COP Det.
4 SRO Det.
.95 Victim Advocate
MILLCREEK ADD ON $
Detectives
1 Sgt.
4 Det.
DEU EAST
.5 Sgt.
2 Det
Traffic
3
EMIGRATION
.05 Chief
.05 Lieutenant
.10 Office Coord
.05 Victim Advocate
.25 Sergeant
2 Officers
HOLLADAY BRIGHTON
.80 Deputy Chief
.80 Lieutenant
1.60 Off. Coordinator
.33 LC SW
Patrol
1.67 Sgts (shared)
15 Officers
Investigations
.25 Sgt.
1 PC Det.
1 COP Det.
3 SRO Det.
.8 Victim Advocate
HOLLADAY ADD ON $
Detectives
1 MHU Det.
Traffic
2
DEU EAST
.5 Det.
Code Enforcement
1 Det.
Bailiff
1 Det.
BRIGHTON
.20 Chief
.20 Lieutenant
.20 Office Coord
.20 Victim Advocate
.75 Sergeant
7 Officers
MIDVALE WHITE CITY
.75 Deputy Chief
.75 Lieutenant
.75 Office Supervisor
Patrol
3 Sgts
22 Officers
Investigations
.75 Sgt. (Shared)
1 Det. / COP
3 SRO Det.
.75 Victim Advocate
MIDVALE ADD ON $
DEU .5A ST.
.25 Sgt.
1 Det
Shelter
1 Sgt.
6 Officers
Traffic
2
Code Enforcement
1 Det.
WHITE CITY
.25 Chief
.25 Lieutenant
.25 Office Sup
1.25 Sgts
.25 DEU Sgt.
7 Officers
.5 DEU Det.
.25 Victim Advocate
.25 P/T Janitor
CITIES/TOWNS
MAGNA COPPERTON
.95 Deputy Chief
.95 Lieutenant
1.90 Off. Coordinator
1 Janitor P/T
Patrol
4.75 Sgts
20 Officers
Investigations
1 Sgt.
2 Det.
2 SRO
.95 Victim Advocate
Magna ADD ON $
DEU
2 Det.
COP
2 Det.
COPPERTON
.05 Deputy Chief
.05 Lieutenant
.25 Sgt.
1 Officer
.05 Office Coordinator
.05 Victim Advocate
KEARNS
1 Deputy Chief
1 Lieutenant
1 Off. Coordinator
1 P/T Janitor
Patrol
5 Sgts
20 Officers
Investigations
1 Sgt
2 Det.
4 SRO
1 Victim Advocate
1 Crime Analyst
Kearns ADD ON $
DBU
2 Det.
COP
1 Sgt.
2 Det.


SHARED SERVICES
Administrative Shared Services
Specialty Shared Services
10-500 Administration/PIO
10-502 Media Services
10-504 Internal Affairs
10-510 Insurance
10-550 Fiscal/HR/Legal
10-610 Training
10-620 Firearms/Range
10-650 Special Ops Bldg.
10-702 Tech Serv - Records
10-703 Tech Serv - IS/Comm
10-704 Tech Serv – Radio
10-751 Watch Command
10-700 Property & Evidence
10-726 Investigations – SVU / VCU
10-728 Investigations – Forensics
10-745 Special Ops – Public Order Unit
10-746 Special Ops – S.W.A.T.
10-747 Special Ops – K9
10-748 Special Ops – Motors
10-749 Special Ops – Drone
10-750 Special Ops – Negotiations
SHARED SERVICES
Executive Secretary
PIO
Chief of Police
Executive Team Leadership
Administration and Professional Standards
Special Operations
Watch Command
Recruitment & Hiring Human Resources
Legal
Training Unit
Insurance & Risk Management
Finance Accounting, Budget & Payroll
Shared Services Benefits Provided to all UPD Members which Support all UPD Officers
Special Victims
Violent Crimes Unit
Forensics
K9
SWAT
Motors
Firearms/Range
Property & Evidence
Fleet
Communications IT/IS
Drones Unit
Internal Affairs
Records
COMMUNITY RELATIONS
Crossing Guards
Facilities
Technical Services

	Millcreek	Holladay	Midvale	SLVLESA Cities	Total	IH	Overall Total
Shared Services Operations - SS Formula Rate	**28.51%**	**11.41%**	**23.84%**	**35.24%**	**98.99%**	**1%**	**100.00%**
Shared Services Revenues	(470,737)	(188,384)	(393,657)	(581,921)	(1,634,700)	-	(1,634,700)
Shared Services Operations	2,972,434	1,189,540	2,485,721	3,674,502	10,322,198	105,455	10,427,652
Shared Services Sworn Wages	1,980,937	792,752	1,656,574	2,448,820	6,879,082	70,279	6,949,361
Shared Services Civilian Wages	1,299,954	520,229	1,087,097	1,606,994	4,514,274	46,119	4,560,393
Shared Services Part Time Wages	30,882	12,359	25,826	38,177	107,244	1,096	108,339
Shared Services Overtime	233,530	93,456	195,291	288,688	810,965	8,285	819,250
Shared Services Benefits	1,590,133	636,356	1,329,761	1,965,711	5,521,961	56,414	5,578,375
Total Shared Operating Expenses	**8,107,870**	**3,244,693**	**6,780,269**	**10,022,892**	**28,155,723**	**287,648**	**28,443,371**
Total Shared Services Expenses less Revenue	**7,637,133**	**3,056,308**	**6,386,611**	**9,440,970**	**26,521,023**	**287,648**	**26,808,671**





UPD Admin Shared Services

- Shared Services includes a number of specialized functions and support units
- Approximately 85% of the UPD budget is allocated to salaries and benefits
- Additional information and more in-depth reviews of specialty units are available upon request

Human Resources – Admin Shared Services

- 1 Sergeant HR Generalist
- 1 Office Coordinator
- Hired 49 new UPD employees in 2025
- Managed the full hiring process, including recruitment, applications, three interview phases, PT Testing, and background investigations
- Filled 17 positions for the Midvale Precinct
- For comparison, Midvale City employs approx. 90 staff members

Legal – Admin Shared Services

- 1 Chief Legal Counsel
- 1 Grants & Procurement Administrator (also tasked as the paralegal)

- CLC delivered 18 training classes to membership
- Processed 121 Claims in the last fiscal year
- Managed over 30 litigation matters, including 15 resolved cases
- Secured more than $800,000 in federal, state, and local grant funding
- Completed eight bids within the past 12 months

Training Unit – Admin Shared Services

- 2 Sergeants
- 4 Officers

- UPD sworn personnel are required by state law to complete 40 hours of annual mandatory training covering state-designated topics, including firearms qualifications (quarterly), Emergency Vehicle Operations (EVO), BCI/UCJIS compliance, first aid, hazardous materials response, sexual harassment prevention, defensive tactics, de-escalation, and mental health response.

Training Unit – Admin Shared Services

- 198 training classes conducted for current employees
- Nearly 700 instructor hours delivered (per instructor)
- 2,951 students completed training

Training Unit- Admin Shared Services

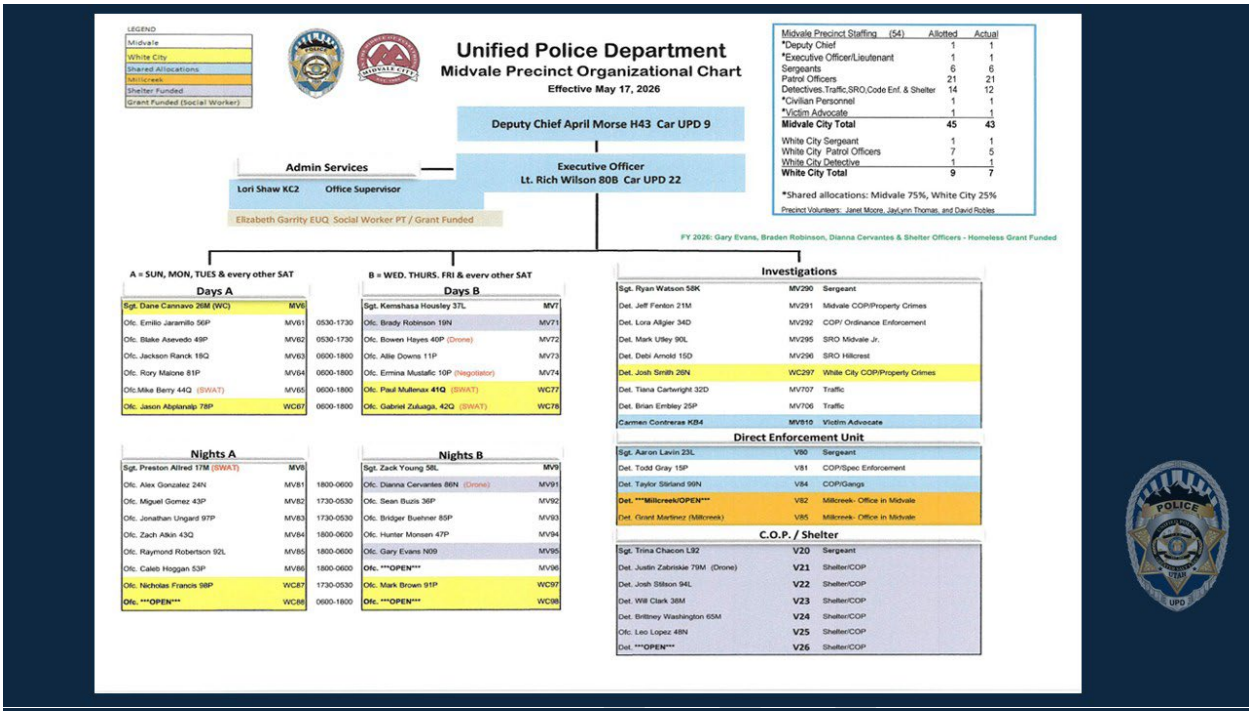
- Since July 1, 2025, 26 lateral officers entered UPD's Preservice Academy, with 12 also attending POST
- UPD has conducted six Preservice Academies totaling 900 hours of new-hire training
- Each Preservice Academy consists of 150 hours of instruction
- Training totals do not include additional time provided by Field Training Officers (FTOs)

Records – Admin Shared Services

- Shared Services staffing includes 1 Manager, 1 Supervisor, 1 GRAMA Coordinator, and 12 Technicians (15 total personnel)
- UPD handled 109,921 calls for service and generated 41,540 cases in 2025
- Midvale Precinct accounted for 31,195 calls for service and 10,973 cases
- UPD processed 14,865 GRAMA requests, with 5,876 associated with Midvale Precinct
- More than 22% of Midvale GRAMA requests were fulfilled through in-person pickup

Property and Evidence – Admin Shared

- Unit staffing includes 1 Manager, 5 full-time Technicians, and 3 part-time Technicians (9 total personnel)
- UPD currently maintains custody of 68,858 pieces of evidence
- During the past 12 months, 6,889 evidence items were submitted and 12,744 items were released
- Midvale Precinct generated 23% of all evidence submissions (2,387 items)



UPD Midvale Precinct

- Personnel costs for the Chief, Lieutenant, Office Supervisor, and Victim Advocate are shared with White City
- The DEU Sergeant position is cost-shared with Millcreek and Holladay, and one DEU Detective position is shared with White City
- The Shelter Unit, including 1 Sergeant, 6 Shelter Resource Officers, and 3 Patrol Officers, is funded through the Utah Homeless Mitigation program

Midvale Precinct Budget Highlights

- A part-time Office Specialist position is currently funded through UPD Forensics for fingerprinting services
- In this year's budget request, the Midvale Precinct proposed funding for an additional part-time employee to assist with criminal screenings, records submissions, GRAMA requests, front counter operations, the Good Landlord Program, NCIC "hits," and other administrative functions

Midvale Precinct Budget Highlights

- The Midvale Main Street development has increased activity and attendance at community events
- With the addition of an event planner (Millie), continued growth in event participation is expected
- UPD has requested additional overtime to support increased staffing needs at city events as demand continues to grow

Midvale Precinct Budget Highlights

- Crossing guard staffing needs are reviewed annually in coordination with the Crossing Guard Coordinator
- An additional guard has been added for the Midvale Middle School / Midvalley Elementary corridor to support increased student traffic
- Existing coverage is limited to elementary school hours; expanded coverage would support middle school arrival and dismissal
- Location: 8000 South & 450 West (south entrance to the school area)

Questions?

Tentative Budget Overview

Precinct Specific Operations	Millcreek	Holladay	Midvale	SLVLESA Cities	Total	IH	Overall Total
Precinct Revenues	(240,000)	(180,000)	(155,000)	(1,004,712)	(1,579,712)	-	(1,579,712)
Precinct Operations	951,996	600,249	1,061,377	2,195,186	4,808,808	79,431	4,888,239
Precinct Sworn Wages	4,827,981	2,911,934	4,203,610	9,812,471	21,755,997	265,102	22,021,099
Precinct Civilian Wages	273,407	160,511	201,660	525,190	1,160,768	7,494	1,168,262
Precinct Part Time Wages	-	-	-	-	-	-	-
Precinct Crossing Guard Wages	269,076	174,786	160,053	740,185	1,344,100	-	1,344,100
Precinct Overtime	220,000	75,000	245,000	424,100	964,100	20,000	984,100
Precinct Benefits	2,904,521	1,733,001	2,460,568	5,585,974	12,684,063	145,209	12,829,271
Total Precinct Operating Expenses	**9,446,981**	**5,655,481**	**8,332,268**	**19,283,106**	**42,717,835**	**517,236**	**43,235,071**
Total Precinct Expenses less Revenue	**9,206,981**	**5,475,481**	**8,177,268**	**18,278,394**	**40,015,124**	**517,236**	**40,532,359**
Previous Year including Use of Fund Balance	***8,989,637***	***5,309,606***	***7,837,017***	***18,264,626***	***40,400,886***	***511,536***	***40,912,422***
Precinct Increase	***217,344***	***165,874***	***340,251***	***13,769***	***737,238***	***5,700***	***742,937***
Shared Services Operations - SS Formula Rate	28.51%	11.41%	23.84%	35.24%	98.99%	1%	100.00%
Shared Services Revenues	(470,737)	(188,384)	(393,657)	(581,921)	(1,634,700)	-	(1,634,700)
Shared Services Operations	2,972,434	1,189,540	2,485,721	3,674,502	10,322,198	105,455	10,427,652
Shared Services Sworn Wages	1,980,937	792,752	1,656,574	2,448,820	6,879,082	70,279	6,949,361
Shared Services Civilian Wages	1,299,954	520,229	1,087,097	1,606,994	4,514,274	46,119	4,560,393
Shared Services Part Time Wages	30,882	12,359	25,826	38,177	107,244	1,096	108,339
Shared Services Overtime	233,530	93,456	195,291	288,688	810,965	8,285	819,250
Shared Services Benefits	1,590,133	636,356	1,329,761	1,965,711	5,521,961	56,414	5,578,375
Total Shared Operating Expenses	**8,107,870**	**3,244,693**	**6,780,269**	**10,022,892**	**28,155,723**	**287,648**	**28,443,371**
Total Shared Services Expenses less Revenue	**7,637,133**	**3,056,308**	**6,386,611**	**9,440,970**	**26,521,023**	**287,648**	**26,808,671**
Previous Year	***7,465,470***	***3,029,853***	***6,313,039***	***9,208,888***	***26,017,250***	***270,000***	***26,287,250***
Shared Service Increase	***171,663***	***26,456***	***73,572***	***232,082***	***503,773***	***17,648***	***521,421***
Total FY25-26 Total UPD Budget Expenditures	**16,844,114**	**8,531,789**	**14,563,879**	**27,719,364**	**67,659,147**	**804,883**	**68,464,030**
Previous Year	***16,455,107***	***8,339,459***	***14,150,056***	***27,473,513***	***66,418,136***	-	***66,418,136***
Overall Budget Increase Prior to Use of Fund Balance	***389,007***	***192,330***	***413,823***	***245,851***	***1,241,011***	***804,883***	***2,045,894***
Overall % Increase Prior to Use of Fund Balance	***2.36%***	***2.31%***	***2.92%***	***0.89%***	***1.87%***	***2.99%***	***3.08%***
FY2025-2026 Budgetary Use of Fund Balance	(800,000)	-	-	(323,000)	(1,123,000)	-	(1,123,000)
Total Overall Budget Increase After Use of Fund Balance	(410,993)	192,330	413,823	(77,149)	118,011	804,883	922,894
Total FY25-26 Member Assessment After Use of Fund Balance	16,044,114	8,531,789	14,563,879	27,396,364	66,536,147	804,883	67,341,030
Total Overall % Increase After Use of Fund Balance	***-2.50%***	***2.31%***	***2.92%***	***-0.28%***	***0.18%***	***2.99%***	***1.39%***

SLVLESA CITIES
Tentative Budget

Precinct Specific Operations	Kearns	Magna	White City	Copperton	Emigration	Brighton	Total
Precinct Revenues	(677,772)	(176,940)	-	-	-	(150,000)	(1,004,712)
Precinct Operations	892,235	873,197	146,851	25,779	64,094	193,029	2,195,186
Precinct Sworn Wages	3,938,411	3,674,215	924,190	138,338	262,601	874,715	9,812,471
Precinct Civilian Wages	256,595	178,980	44,041	7,621	9,476	28,476	525,190
Precinct Part Time Wages	-	-	-	-	-	-	-
Precinct Crossing Guard Wages	304,499	380,324	55,362	-	-	-	740,185
Precinct Overtime	175,000	160,000	44,100	5,000	4,000	36,000	424,100
Precinct Benefits	2,180,575	2,107,734	530,321	86,523	163,330	517,491	5,585,974
Precinct Operating Expenses	**7,747,316**	**7,374,450**	**1,744,866**	**263,262**	**503,502**	**1,649,711**	**19,283,106**
Total Precinct Expenses Less Revenue	**7,069,544**	**7,197,510**	**1,744,866**	**263,262**	**503,502**	**1,499,711**	**18,278,394**
Previous Year	7,168,821	7,059,081	1,744,187	261,747	487,551	1,543,239	***18,264,626***
Precinct Increase	***(99,277)***	***138,429***	***679***	***1,515***	***15,951***	***(43,528)***	***13,769***
Shared Services Operations - SS Formula Rate	**15.77%**	**14.84%**	**1.61%**	**0.32%**	**0.62%**	**2.07%**	**35.24%**
Shared Services Revenues	(260,402)	(245,105)	(26,607)	(5,336)	(10,264)	(34,207)	(581,921)
Shared Services Operations	1,644,289	1,547,697	168,011	33,694	64,814	215,997	3,674,502
Shared Services Sworn Wages	1,095,813	1,031,441	111,969	22,455	43,195	143,948	2,448,820
Shared Services Civilian Wages	719,108	676,864	73,477	14,735	28,346	94,463	1,606,994
Shared Services Part Time Wages	17,084	16,080	1,746	350	673	2,244	38,177
Shared Services Overtime	129,184	121,595	13,200	2,647	5,092	16,970	288,688
Shared Services Benefits	879,629	827,956	89,879	18,025	34,673	115,550	1,965,711
Shared Operating Expenses	**4,485,106**	**4,221,633**	**458,282**	**91,906**	**176,793**	**589,171**	**10,022,892**
Total Shared Services Expenses less Revenue	***4,224,704***	***3,976,529***	***431,674***	***86,570***	***166,529***	***554,965***	***9,440,970***
Previous Year	***4,247,618***	***3,873,663***	***414,893***	***88,506***	***156,634***	***427,574***	***9,208,888***
Shared Service Increase	***(22,914)***	***102,866***	***16,781***	***(1,936)***	***9,895***	***127,391***	***232,082***
FY2025-2026 Budgetary Use of Fund Balance	(125,000)	(198,000)	-	-	-	-	(323,000)
Total FY25-26 SLVLESA Budget and Member Assessment	11,169,248	10,976,038	2,176,540	349,832	670,031	2,054,676	27,396,364
Previous Year	***11,416,439***	***10,932,744***	***2,159,080***	***350,253***	***644,185***	***1,970,813***	***27,473,513***
Total Overall Budget Increase	***(247,191)***	***43,294***	***17,460***	***(421)***	***25,846***	***83,863***	***(77,149)***
Total Overall % Increase	***-2.17%***	***0.40%***	***0.81%***	***-0.12%***	***4.01%***	***4.26%***	***-0.28%***

FY2026-2027 SHARED SERVICE FORMULA

2025 DATA

Member	Cases Assigned Cases	%	70%	Population* Population	%	20%	Tax Value 2025 Tax Value	%	10%	Total %
Holladay	3,612	8.95%	6.26%	30,588	14.52%	2.90%	6,585,682,636	23.58%	2.36%	11.52%
Midvale	10,950	27.12%	18.98%	36,219	17.19%	3.44%	4,635,627,777	16.60%	1.66%	24.08%
Millcreek	11,064	27.40%	19.18%	64,217	30.49%	6.10%	9,828,405,076	35.19%	3.52%	28.80%
SLVLESA	14,752	36.54%	25.58%	79,624	37.80%	7.56%	6,878,937,949	24.63%	2.46%	35.60%
Total	**40,378**	**100.00%**	**70.00%**	**210,648**	**100.00%**	**20.00%**	**27,928,653,438**	**100.00%**	**10.00%**	**100.00%**

SLVLESA	Cases Assigned Cases	%	25.58%	Population* Population	%	7.56%	Tax Value 2024 Tax Value	%	2.46%	Total %
Kearns	6,530	44.26%	11.32%	39,398	49.48%	3.74%	2,426,879,997	35.28%	0.87%	15.93%
Magna	6,354	43.07%	11.02%	31,381	39.41%	2.98%	2,789,807,696	40.56%	1.00%	14.99%
White City	521	3.53%	0.90%	5,918	7.43%	0.56%	454,010,027	6.60%	0.16%	1.63%
Copperton	125	0.85%	0.22%	889	1.12%	0.08%	69,073,246	1.00%	0.02%	0.33%
Emigration	186	1.26%	0.32%	1,572	1.97%	0.15%	436,255,284	6.34%	0.16%	0.63%
Brighton	1,036	7.02%	1.80%	466	0.59%	0.04%	702,911,700	10.22%	0.25%	2.09%
SLVLESATotal	**14,752**	**100.00%**	**25.58%**	**79,624**	**100.00%**	**7.56%**	**6,878,937,949**	**100.00%**	**2.46%**	**35.60%**

*Population estimates from Annual Estimates of the Residential Population for Incorporated Places in Utah: April 1, 2020 to July 1, 2024 from U.S. Census Bureau, Population Divison, Release Date May 2025

FY2025-2026 SHARED SERVICE FORMULA

2024 DATA

Member	Cases Assigned Cases	%	70%	Population* Population	%	20%	Tax Value 2024 Tax Value	%	10%	Total %
Holladay	3,737	9.08%	6.35%	30,298	14.82%	2.96%	6,058,960,402	23.27%	2.33%	11.65%
Midvale	11,208	27.22%	19.06%	35,561	17.40%	3.48%	4,498,298,571	17.28%	1.73%	24.26%
Millcreek	11,237	27.29%	19.11%	62,205	30.43%	6.09%	9,115,826,043	35.02%	3.50%	28.69%
SLVLESA	14,987	36.40%	25.48%	76,335	37.35%	7.47%	6,360,413,315	24.43%	2.44%	35.40%
Total	**41,168**	**100.00%**	**70.00%**	**204,399**	**100.00%**	**20.00%**	**26,033,498,331**	**100.00%**	**10.00%**	**100.00%**

SLVLESA	Cases Assigned Cases	%	25.48%	Population* Population	%	7.47%	Tax Value 2023 Tax Value	%	2.44%	Total %
Kearns	6,908	46.10%	11.75%	37,767	49.48%	3.70%	2,302,021,818	36.19%	0.88%	16.33%
Magna	6,463	43.12%	10.99%	30,087	39.41%	2.94%	2,487,774,222	39.11%	0.96%	14.89%
White City	509	3.39%	0.86%	5,676	7.44%	0.56%	454,010,027	7.14%	0.17%	1.59%
Copperton	137	0.91%	0.23%	852	1.12%	0.08%	62,144,740	0.98%	0.02%	0.34%
Emigration Cyn	177	1.18%	0.30%	1,506	1.97%	0.15%	401,662,785	6.32%	0.15%	0.60%
Brighton	793	5.29%	1.35%	447	0.59%	0.04%	652,799,723	10.26%	0.25%	1.64%
SLVLESATotal	**14,987**	**100.00%**	**25.48%**	**76,335**	**100.00%**	**7.47%**	**6,360,413,315**	**100.00%**	**2.44%**	**35.40%**

YEAR OVER YEAR CHANGE IN CASES, POPULATION, AND TAX VALUE

CHANGES FROM 2024 TO 2025

Member	Cases Assigned Change Cases	%	70%	Population Change Population	%	20%	Tax Value Change Tax Value	%	10%	Total %
Holladay	(125)	-0.13%	-0.09%	290	-0.30%	-0.06%	526,722,234	0.31%	0.03%	-0.12%
Midvale	(258)	-0.11%	-0.07%	658	-0.20%	-0.04%	137,329,206	-0.68%	-0.07%	-0.18%
Millcreek	(173)	0.11%	0.07%	2,012	0.05%	0.01%	712,579,033	0.18%	0.02%	0.10%
SLVLESA	(235)	0.13%	0.09%	3,289	0.45%	0.09%	518,524,634	0.20%	0.02%	0.20%
Total	**(791)**	**0.00%**	**0.00%**	**6,249**	**0.00%**	**0.00%**	**1,895,155,107**	**0.00%**	**0.00%**	**0.00%**

SLVLESA	Cases Assigned Cases	%	0.09%	Population* Population	%	0.09%	Tax Value 2024 Tax Value	%	0.02%	Total %
Kearns	(379)	-1.83%	-0.43%	1,631	0.00%	0.05%	124,858,179	-0.91%	-0.02%	-0.40%
Magna	(109)	-0.05%	0.03%	1,294	0.00%	0.04%	302,033,473	1.44%	0.04%	0.11%
White City	12	0.14%	0.04%	242	0.00%	0.01%	-	-0.54%	-0.01%	0.03%
Copperton	(12)	-0.06%	-0.02%	37	0.00%	0.00%	6,928,506	0.03%	0.00%	-0.01%
Emigration Cyn	9	0.08%	0.02%	66	0.00%	0.00%	34,592,499	0.03%	0.00%	0.03%
Brighton	243	1.73%	0.45%	19	0.00%	0.00%	50,111,977	-0.05%	0.00%	0.45%
SLVLESATotal	**(235)**	**0.00%**	**0.09%**	**3,289**	**0.00%**	**0.09%**	**518,524,634**	**0.00%**	**0.02%**	**0.20%**

Account Title	Budget Amount
Ammunition and Explosives	75,000
Art and Photographic Services	385
Badges and Pins	7,855
Bank Fees	40,000
Body Camera / Axon Contract	650,000
Books, Subscriptions, Membrshp	23,020
Car Wash Contract	8,184
Cell Phones & MIFI	450,000
Central Stores Supplies	12,500
CHIT Expenditures	100
Chrgs for Svcs - Fleet Maint	134,246
Chrgs for Svcs - SLCo Mgmt Fee	3,625
Citizens' Police Academy	6,530
Communication Equipment N-Cap	16,645
Community Events	8,700
Computer Components	47,140
Computer Components / MDTs	100,000
Computer Software	1,176,352
Contract Hauling / Towing Svcs	12,100
Contracted Printing	2,500
Contracted Professional Svcs	312,000
Dental Self Insurance	50,000
Education & Training Reg Fees	107,750
Employee Recognition Awards	16,890
Employment Tests & Screenings	40,000

Account Title	Budget Amount
Field Training Supplies	500
Firearms / Weapons	70,000
Furniture Fixtures & Equipment	6,400
Gasoline	195,827
Heat and Fuel	45,000
Insurance Premiums & Brokerage	881,731
K-9 Supplies / Dog Food	6,000
Laundry Supplies and Services	1,000
Light and Power	72,500
Maint of Bldgs, Grounds, Other	84,000
Maint of Machinery & Equipment	6,000
Maintenance of Machinery & Eq.	24,100
Maintenance of Office Equip.	17,950
Meals & Refreshments	17,850
Mileage Allowance	400
Miscellaneous Expenditures	41,150
Office Supplies	44,450
Officer Mental Health Program	40,000
OPEB Insurance Premiums	35,000
Other Prof Services / Risk Mgt	118,560
Postage	2,650
Postage and Courier Service	6,500
POU Less-Lethal Ammunition	1,500
PPE and Medic Kits	1,500
PPE for Crossing Guards	26,000



Account Title	Budget Amount
Printing Charges	19,685
Prof Services - Auto Claims	120,000
Prof Services - Gen Liability	60,000
Prof Services - HR Claims	12,000
Prof Services - Property Claim	500
Public Notices	400
Purchase K-9 Dog	7,000
Radio Equipment	300,000
Recruitment	5,000
Rent of Buildings	100,000
Rent of Land / Towers	14,000
S.W.A.T. Food Provisions	2,000
Self Ins - Gen Liability Claim	215,000
Self Ins - Property Claims	10,000
Self Ins - Property or WC Subrogation	5,000
Self Insurance - Auto Claims	500,000
Self Insurance - HR Claims	15,000
Self Insurance - Unemployment	5,000
Self Insurance - WC Claims	275,000
Sergeant Siren Program	3,500
Shooting Range Supplies	3,000
SLCo - Telecom Services	95,000
Small Equipment (Non-Computer)	167,900
Small Tools & Shop Supplies	5,000
Specialty Uniforms	20,600

Account Title	Budget Amount
Surviving Spouse Trust Fund	32,000
SWAT Ammunition	40,000
SWAT Explosives	6,000
SWAT Medics-Training Backfill	40,000
SWAT Munitions	7,000
Transfer to Fund 50 - VRC	576,000
Travel & Transportation	100,310
Tuition Assistance	40,000
Uniforms - Skaggs Star Card	96,010
UPD Internal Srvcs Fund Fee	131,710
VECC Contract - Dispatch	2,206,748
Vehicle Allowance	7,200
Veternary Svcs & Boarding Fees	23,000
Water, Sewer, and Sanitation	30,000
Weapon Maintenance & Parts	7,500
Workers Compensation 2/3 Wages	50,000
Grand Total	**10,427,652**

7:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 7:04 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 reported that the department recently had a recruit graduation resulting in seven new recruits, three of the seven are highly needed paramedics. They are expecting a big recruit class in the fall.

Chief Kay said the safety message for the month, and the rest of the season is Fire Season is Here and the Time to Prepare is Now. Urban areas are still at a high risk, our message is to begin preparing now by cleaning up the property around your home and outside structures, clean up dead, dry, and dying vegetation specifically around your buildings, on the roof, and in the gutters.

The Chief reported that the call volume for the month of April was 305 total incidents resulting in the 3rd busiest community in UFA. The response time was 2 minutes 3 seconds.

II. PUBLIC COMMENTS

April Thompson, Midvale resident, said on April 7th she made a comment in favor of the Utah Renewable Energy, and she still would like the Council to continue to support that.

Sue Armitage, Midvale resident, thanked the UFA and UPD officers who came to her condo complex a few days ago for a resident who passed away five months earlier and no one knew it. She expressed appreciation for the way the Council interacts with the public whether they are friendly or not.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings —said she is excited about the start of food truck Tuesdays and monthly community events associated with them.

B. Council Member Paul Glover —had nothing to report.

C. Council Member Heidi Robinson — said she is excited about food truck Tuesdays and a shout out to all city staff that make sure we have the food trucks here and organize and run the fun events to facilitate community involvement.

D. Council Member Bryant Brown — said it's Main Street season for us and the events are really great. We should see more foot traffic because of the events and the upgrades to the road. He said he is glad to see Main Street grow and proud of the city staff for putting the events together. He is hoping for more to come.

E. Council Member Denece Mikolash — said she is excited about the activities, she likes to call herself, and Mayor Gettel Midvale ambassadors. They invite friends and neighbors out and take them on a full tour of Main Street. Mural Festival is coming up and there is a need for volunteers. The drinking water quality report is posted, check it out, it's informative and a great way to understand what's going on in the city.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said he would echo everyone else and especially wants to express appreciation to Millie, our new event coordinator, she has done a lot of work for the events tonight. He wanted to report that Al Hoyne, who worked for Midvale Public Works for 32 years, passed away on May 7th. He was a great guy; many present and past employees and co-workers attended his funeral service. He was a much loved human being, especially in Midvale City. He expressed support for the Hoyne family and respect for the work Al did over the years. Also, on Saturday morning Brookers Founding Flavors Ice Cream opened in the Fort Union Shopping Center, he did a ribbon cutting there. It was well attended and a lot of fun. He highly recommends their ice cream.

V. CITY MANAGER REPORT

A. Matt Dahl said there were questions about the city's position on outdoor watering due to the drought. Starting this week the city will begin watering twice a week in most areas and a little more often in high traffic areas. This plan is what Jordan Valley

Water recommends. He said staff is working on the Zap bond application for the recreation center. He will be sending the Council information on what has been submitted on the application before Friday, and the approval process will go through August 2026.

VI. PUBLIC HEARING

A. RECEIVE PUBLIC COMMENT REGARDING AMENDMENTS TO THE MIDVALE CITY FEE SCHEDULE AND UTILITY RATES FOR 2026

Mariah Hill said during the budget process and periodically throughout the fiscal year, staff reviews and updates the municipal fee schedule to ensure the City is collecting appropriate fees that reflect the actual cost of services provided.

This fee schedule amendment includes changes to the City's previously adopted drought rates. These changes can be found on page seven of the attached fee schedule. The drought fees will continue to be based on the Jordan Valley Water Conservation District's Water Supply Availability Level Designation; the City is currently at a Level 2 designation. The revised structure removes the charge for all Tier 1 water usage and adds additional clarification regarding effective dates. The City operates two utility billing cycles:

- Cycle 1: Billed on the 15th of each month
- Cycle 2: Billed on the last day of each month

To ensure equitable application across both cycles, the drought fees will be effective:

- Cycle 1: May 15 through October 15
- Cycle 2: May 1 through September 30

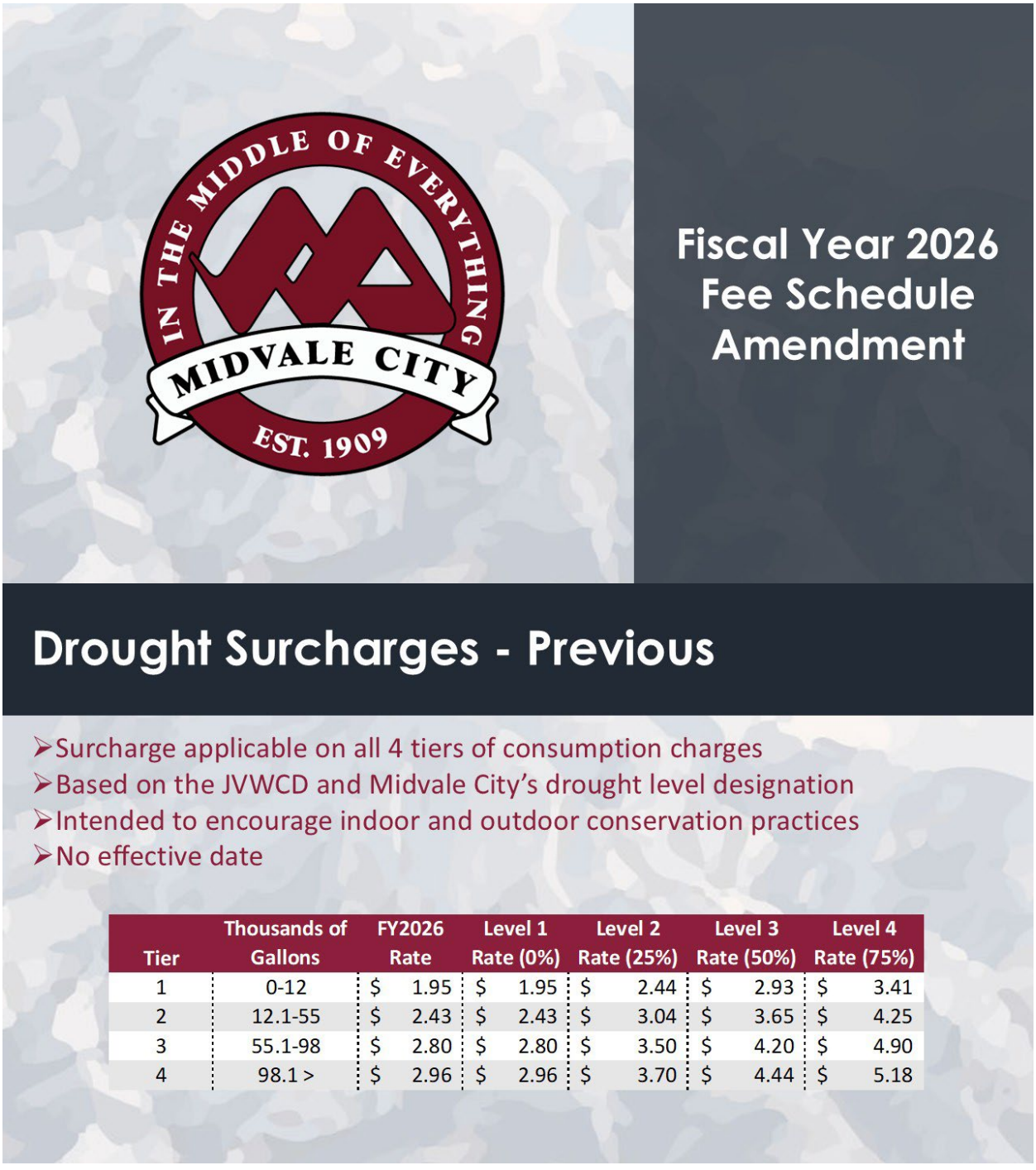
Residents will first see these charges on their June utility bill.

A public hearing on these proposed changes will be held on May 19, 2026. Upon approval, the amended FY2026 Fee Schedule will be posted on the Midvale City website.

FISCAL IMPACT

The fee schedule is structured to reflect the actual cost of providing services to Midvale City residents, businesses, and other users. Fees are set at levels sufficient to generate the revenue necessary to support the City's Enterprise Funds and to recover certain costs incurred by the General Fund for Fiscal Year 2026. Selected fee adjustments; however, are specifically designed to encourage water conservation; if effective, reduced usage is anticipated to offset higher rates, resulting in no net change to overall City revenue.

Pending



Tier	Thousands of Gallons	FY2026 Rate	Level 1 Rate (0%)	Level 2 Rate (25%)	Level 3 Rate (50%)	Level 4 Rate (75%)
1	0-12	$ 1.95	$ 1.95	$ 2.44	$ 2.93	$ 3.41
2	12.1-55	$ 2.43	$ 2.43	$ 3.04	$ 3.65	$ 4.25
3	55.1-98	$ 2.80	$ 2.80	$ 3.50	$ 4.20	$ 4.90
4	98.1 >	$ 2.96	$ 2.96	$ 3.70	$ 4.44	$ 5.18

Drought Surcharges - Proposed

- No surcharge on Tier 1 Usage
- Based on the JVWCD Water Supply Availability Designation
- Intended to encourage indoor and outdoor conservation practices, with outdoor focus
- Effective Dates (Based on Service Dates):
  - Billing Cycle 1 – May 15 to October 15
  - Billing Cycle 2 – May 1 to September 30

Tier	Thousands of Gallons	FY2026 Rate	Drought Level			
			Level 1 Rate (0%)	Level 2 Rate (25%)	Level 3 Rate (50%)	Level 4 Rate (75%)
1	0-12	$ 1.95	$ 1.95	$ 1.95	$ 1.95	$ 1.95
2	12.1-55	$ 2.43	$ 2.43	$ 3.04	$ 3.65	$ 4.25
3	55.1-98	$ 2.80	$ 2.80	$ 3.50	$ 4.20	$ 4.90
4	98.1 >	$ 2.96	$ 2.96	$ 3.70	$ 4.44	$ 5.18

Sample Motion: *I move that we adopt Ordinance 2026-O-14, amending the Midvale City Municipal Fee Schedule and Utility Rates for the 2026 Fiscal Year.*

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

There were no public comments.

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

ACTION: **Consider Ordinance No. 2026-O-14 Amending the Midvale City Municipal Fee Schedule and Utility Rates for the 2026 Fiscal Year.**

MOTION: **Council Member Heidi Robinson MOVED to Adopt Ordinance No. 2026 O-14 Amending the Midvale City Municipal Fee Schedule and Utility Rates for the 2026 Fiscal Year. 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 MAY 5, 2026.

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

The voting was as follows:

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

The motion passed unanimously.

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-R-28 CONFIRMING THE APPOINTMENT OF JERIMIE THORNE AS THE PUBLIC WORKS DIRECTOR OF MIDVALE CITY

Pending

Mayor Dustin Gettel said he has appointed Jerimie Thorne to the position of Public Works Director. As required under Midvale City Ordinance, he was submitting Jerimie's appointment to the City Council for advice and consent.

Jerimie brings over 18 years of public works experience, including nearly five years with Midvale City's Public Works Department. Prior to assuming his role with Midvale City, Jerimie was employed by South Jordan City for 13 years. During that time, he held the positions of Engineering Inspector, UPDES Program Coordinator, Stormwater and Sanitation Divisions Manager, and Associate Director of Public Works. In these roles, he supported the operations and effectiveness of their Public Works Department. His work included oversight of various divisions, coordination of capital improvement projects, and budget planning. He also assisted in developing and implementing asset management plans and supported continuous improvement efforts by evaluating operations and implementing strategic enhancements.

In 2021, Jerimie was selected as Midvale's Public Works Deputy Director, where he has overseen the Public Utilities Superintendent, Streets and Stormwater Manager, Water and Sewer Manager, Fleet and Facilities Manager, Parks and Cemetery Manager, and Operations Support Staff. He has demonstrated exceptional dedication and forward-thinking leadership through the many successful projects he has overseen. These include implementing the asset management and work order software, leading the sign replacement program, updating cemetery policies and procedures, and driving positive improvements in the maintenance and appearance of the cemetery grounds.

Throughout his time with Midvale City, Jerimie has consistently shown himself to be a strategic, innovative, and dedicated leader. He brings extensive experience managing complex projects across diverse political and operational environments, along with a proven ability to navigate challenges thoughtfully and collaboratively. Most importantly, he has demonstrated a steadfast commitment to acting in the best interest of Midvale City. For these reasons, I am pleased to appoint Jerimie to the position of Public Works Director.

Under Midvale City Ordinance, appointees must receive the consent of the City Council prior to filling their new role. The Council is being asked to suspend the rules in order to take timely action in the appointment of Jerimie Thorne as Public Works Director.

As the current Public Works Director Glen Kennedy will remain in the role until retiring on June 11, Jerimie Thorne's appointment will become effective on that date. Director-level compensation will begin following approval of this resolution, in accordance with standard procedure.

Jerimie Thorne said he is looking forward to continuing to lead the great Public Works employees in this new role and continue to help provide services to the community.

Council Member Denece Mikolash thanked Jerimie for applying.

Pending

Council Member Heidi Robinson thanked Jerimie for applying and said she appreciates his experience and his institutional knowledge of Midvale City that will remain with the city.

Council Member Bryant Brown clarified that Jerimie has a lot of operations and distribution manager experience and construction experience from the private sector. He also was a licensed General Contractor in the private sector, and he wanted everyone to know how important that experience is to the role.

Council Member Paul Glover thanked Jerimie.

MOTION: Council Member Bryant Brown MOVED to Suspend the Rules and Approve Resolution No. 2026-R-28 Confirming the Mayoral Appointment of Jerimie Thorne as the Public Works Director of Midvale City. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll Call vote.

The voting was as follows:

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

The motion passed unanimously.

Rori Andreason administered the oath of office to Jerimie Thorne.

B. CONSIDER RESOLUTION NO. 2026-R-31 ACCEPTING A SPECIAL WARRANTY DEED FOR 705 W. IVY DR. MIDVALE, FROM THE REDEVELOPMENT AGENCY OF MIDVALE CITY.

Levi McNeill said Midvale City is currently planning for the future expansion of the existing Public Works facility located at 8196 S. Main Street. The current Public Works facility has reached operational capacity, and additional property is necessary to support the City's growing infrastructure and service demands.

Midvale City provides numerous essential public services including streets, sidewalks, parks, culinary water, sewer, storm drainage, street lighting, and related municipal operations. As the City continues to grow, maintaining current service levels for residents and businesses will require additional operational space and infrastructure capacity.

To support future expansion efforts, Midvale City has already acquired adjacent properties located at 8170 and 8172 S. Main Street. The property located at 705 W. Ivy property, currently owned by the Redevelopment Agency of Midvale City (RDA), is strategically important to the overall Public Works expansion project. The parcel will assist

Pending

with site layout, circulation, parking, and long-term operational functionality for the expanded facility.

The RDA originally acquired the property to support development within the Jordan Bluffs Project Area and has determined that conveying the property to Midvale City will further support municipal infrastructure and public service needs benefiting current and future residents and businesses within the Jordan Bluffs and Midvale Main Street Project Areas.

The RDA seeks to convey the property to the city by special warranty deed. The City Council is being asked to consider approving the transaction.



Overview

As you know we are in the process of updating the Public Works Campus.

As part of this project the city needs to consolidate parcels associated with the properties included to facilitate this project.

The first phase of this includes a new parking lot on the north side of the property.

To accommodate this first phase, the city needed to acquire a section of land Gardner/Wasatch.

Overview



Overview

This land was not useable by Garder/Wasatch for their adjacent development and was transferred to the RDA via special warranty deed.

Staff is asking for the city council to approve the city acquiring the land from the RDA. (In the RDA meeting we will be asking the RDA board to approve transferring the land to the city via special warranty deed).

Discussion/Questions

Suggested motion

I move that we approve Resolution No. 2026-R-31 accepting a special warranty deed for property at 705 W. Ivy Drive, Midvale, from the Redevelopment Agency of Midvale City.

MOTION: Council Member Bonnie Billings MOVED to suspend the rules Approve Resolution No. 2026-R-31 Accepting a Special Warranty Deed for the Property at 705 W. Ivy Dr. Midvale, from the Redevelopment Agency of Midvale City. The motion was SECONDED by Council Member Heidi Robinson. Mayor Gettel called for discussion on the motion. There being none, he called for a roll Call vote.

The voting was as follows:

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

The motion passed unanimously.

C. CONSIDER RESOLUTION NO. 2026-R-30 APPROVING A FUNDING AGREEMENT BETWEEN MIDVALE CITY AND UNITED WAY OF SALT LAKE FOR COMMUNITY BLOCK PARTY FUNDS

Vanessa Guevara said United Way of Salt Lake has offered Midvale City a one-time grant in the amount of $3,500 to support a community block party event aligned with the values of Promise Partnership Utah.

The purpose of the funding is to plan and host a community event that brings residents together to share, celebrate, and engage with community initiatives.

The agreement defines the roles, responsibilities, and requirements associated with the use of the funds and ensures accountability and compliance with program objectives.

COMMUNITY PURPOSE AND CITY ALIGNMENT

This initiative aligns with Uplift Midvale's Risk and Protective Factors framework specifically:

- Neighborhood Attachment: Enhancing sense of belonging and commitment to community through public art
- Opportunities for Prosocial Involvement: Engaging residents in a positive collaborative activity

The project supports broader City goals related to community building, placemaking, and civic engagement.

REQUIREMENT OF AWARD TERMS OF AGREEMENT

Term:

- Effective: May 19, 2026
- Expiration: June 30, 2026
- Either party may terminate with 60 days written notice
- USWL may terminate this agreement if the Partner fails to meet requirements

Funding:

- One-time grant of $3,500 provided by UWSL

Pending

- Funds disbursed electronically in a single payment
- Funds must be fully expended within the agreement term
- Funds cannot be used for reserves or purposes outside the approved scope

SCOPE OF WORK

Midvale City agrees to:

- Plan and execute a community block party event
- Promote community engagement consistent with Promise Partnership Utah goals

Pre-Event Requirements:

- Develop and submit an event plan outlining:

Use of funds

  - How event objectives will be achieved
  - Submit plan at least two weeks prior to the event

Post-Event Requirements:

- Provide a report summarizing:
  - Attendance
  - Community impact
  - Use of funds
  - Event successes and challenges

ADDITIONAL REQUIREMENTS

- Coordinate communication with UWSL and Promise Partnership Utah
- Collaboration with community partners strengthening partnerships
- Requires compliance with federal regulations and non-discrimination policies

EVENT DETAILS

- Estimated Event Date: June 12-June 13, 2026
- Purpose: Community gathering to share, celebrate and promote local initiatives and partnerships

FINANCIAL IMPACT

- Award: $3,500
- Cost: Est. $12,500
- Uplift Coalition Fund Impact: $9,000
- General Fund Impact: None

Pending

Midvale City- Uplift Midvale

Community Block Party Grant- Approving Funding Agreement between Midvale City and United Way of Salt Lake

Community Block Party Grant

- One-time grant of $3,500 awarded to Midvale City
- Block Party Funds to support a community block party event
- Event must align with Promise Partnership values and, to share and celebrate with the community

Event: Street Mural

- June 12 -13 - Event Dates
  - June 12, 10:00 a.m. to 5:00 p.m.- Layout and preparation
  - June 12, 5:00 p.m. to 8:30 p.m.- Tacos and community participation
  - June 13, 10:00 a.m. to 12:00 p.m.- Finishing touches

Community Alignment

- The Street Mural event aligns with Uplift Midvale Risk and Protective factors framework:
  - Neighborhood Attachment
  - Opportunities for Prosocial Involvement

- Aligns with Midvale City efforts in beautifying and investing in public spaces

- Helps with traffic and pedestrian safety

Report Requirements

- Provide a report summarizing:
  - Attendance
  - Community impact
  - Use of funds
  - Event success and challenges
  - Collaboration with community partners

Financial Impact and Event Cost

- Cost: Est. $12,500
- Award: $3,500
- Coalition Fund Impact: $9,000
- General Fund Impact: None

MOTION: Council Member Heidi Robinson MOVED to Suspend the Rules And Approve Resolution No. 2026-R-30 Approving the Funding Agreement Between Midvale City and United Way of Salt Lake and Authorize City Staff to Accept and Expend the $3,500 Block Party Funds in Accordance with the Agreement. 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.

D. CONSIDER RESOLUTION NO. 2026-R-29 APPROVING THE ARTIST AGREEMENT WITH JAYCIE BAIRD AND AUTHORIZING THE USE OF PUBLIC PROPERTY AND ROADWAY AT IDENTIFIED INTERSECTION.

Vanessa Guevara said the purpose of this memorandum is to (1) request City Council approval to adopt an Artist Agreement for a community street mural project, and (2) formally request permission and provide notification of the temporary use of public property and streets for the installation of the mural.

PROJECT OVERVIEW

Midvale City proposes to partner with local artist Jaycie Baird to design and install a community street mural at the intersection of Foxbridge Circle, Foxbridge Drive, and Bridge Road. The mural will be painted directly onto the public roadway and will serve as a community engagement event in coordination with the United Way and Midvale City Block Party Agreement.

The total artist cost is estimated at $5,000, inclusive of design and installation of the street mural.

COMMUNITY PURPOSE AND ALIGNMENT

This initiative is designed to promote community connection, beautification, and resident participation. It directly aligns with Uplift Midvale's Risk and Protective Factors framework, including:

- Neighborhood Attachment: Strengthening community identity and pride through Placemaking

- Opportunities for Prosocial Involvement: Providing residents with a collaborative, positive community activity

This event will engage residents of all ages and contribute to Midvale's broader goals of fostering safe, vibrant, and connected neighborhoods.

KEY TERMS OF ARTIST AGREEMENT

The proposed agreement includes the following provisions:

Pending

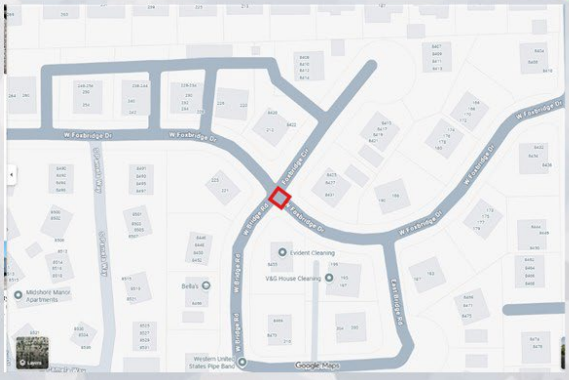
- **Scope of Work:** Designer will complete one street mural, including design consultation, initial concepts, one round of revisions, and final installation
- **Location:** Public roadway at Foxbridge Circle / Foxbridge Drive / Bridge Road intersection
- **Compensation:** Total artist cost is $5,000, with payment structured as a deposit and final payment upon completion
- **Ownership:** Upon completion, Midvale City will retain sole ownership of the mural and associated intellectual property rights
- **Durability & Risk Acknowledgement:** Both parties acknowledge increased wear due to the mural's placement within a public street and exposure to traffic and weather
- **Maintenance:** The City retains discretion and fiscal responsibility over maintenance, repair, removal, or replacement of the mural with Designer first opportunity to repair within 10 days
- **Insurance & Liability:** The Designer must maintain required liability insurance and indemnify the City against claims arising from the project

USE OF THE PUBLIC PROPERTY
The project will require temporary use of public streets and right-of-way. Appropriate safety measures that include traffic control, signage and coordination with Public Works of Midvale City and Utah Barricade, will be implemented to ensure public safety during the event.



Street Mural Location

- Location: Foxbrige Dr. Foxbridge Cir. and Bridge Rd.
- In the middle of Copperview Rec. Ruth Tyler Library, Copperview Elementary
- Enriched neighborhood, with a variety of families and community members
- Calming aesthetic that increase safety for pedestrians and cyclists
- Aligns with risk and protective factors identified by Uplift Midvale

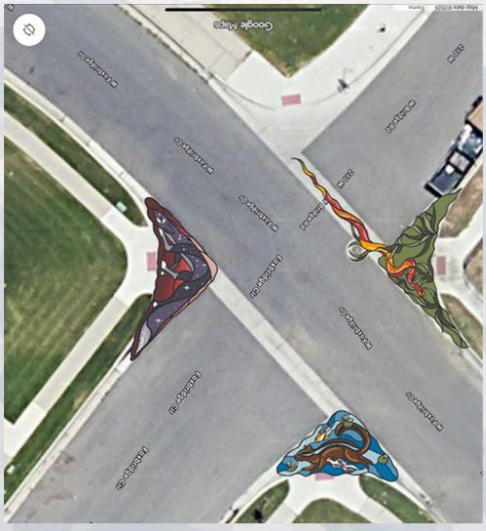


Use of Public Property

- The project will require temporary use of public streets and right-of-way.
- Appropriate safety measures have been contracted for traffic control.
- Signage and coordination has been ensured for public's safety.

Key Terms of Agreement

- Designer will complete the street mural, design, revision and final installation
- Compensation, artist fee $5,000
- Midvale city will retain sole ownership of the mural including intellectual property rights
- Midvale City retains discretion and fiscal responsibility for maintenance repair



Jaycie Baird- Artist Examples







Council Member Bryant Brown said he is opposed to the site, it is in his district, and he doesn't think the community will appreciate it and see it as a good use of funds due to the location alone.

Matt Dahl said this project is intended to support neighborhoods and connect neighborhoods. Traffic patterns were also looked at when choosing the site.

Council Member Bryant Brown said that the problems the area is dealing with are bigger than painting crosswalks. Neighbors from outside the area do not want to go to that intersection.

Vanessa Guevara said that the coalition sees this as something to bring the neighborhoods together.

Mayor Dustin Gettel asked if a different location can be looked for.

Vanessa Guevara said that she isn't opposed to finding a new location, but the project takes time and they would like to get started on it. They need time for the paint to be cured, and the street is prepared so the paint doesn't wash away.

Council Member Paul Glover said he is with Council Member Bryant Brown since he knows the area and the residents and knows what they do and don't want.

Council Member Heidi Robinson said she doesn't want this effort to get art into neighborhoods to go away, but this is Council Member Brown's district, and he knows what his constituents want.

Matt Dahl said that the funds are coming from a grant with the county, and the funds are expected to be used in less affluent neighborhoods.

Council Member Denece Mikolash pointed out that the library will be closing soon and there's a possibility that the community center will eventually close, meaning less families and kids gathering in the direct area and it seems like this project is designed for an area where kids gather.

Matt Dahl suggested this be brought back on June 2 with other location options.

Vanessa Guevara said she has reached out to some of the most vocal residents and she has not heard back from anyone. She is planning to drop flyers in the area so she can speak with people in the community and let them know they can attend a meeting about this project.

MOTION: Council Member Bryant Brown MOVED to table Resolution No. 2026-R-29 approving the Artist Agreement with Jaycie Baird and Authorizing the Use of Public Property and Roadway at Identified Intersection for the June 2 Council 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 roll call vote.

The voting was as follows:

Council Member Bonnie Billings	**Aye**
Council Member Paul Glover	**Aye**
Council Member Heidi Robinson	**Aye**

Pending

Council Member Bryant Brown Aye
Council Member Denece Mikolash Aye
The motion passed unanimously.

IX. DISCUSSION ITEMS

A. DISCUSS REGARDING AN ORDINANCE ESTABLISHING THE COMMUNITY CLEAN ENERGY PROGRAM IN MIDVALE

Mayor Dustin Gettel said Midvale City is a member of the Utah Renewable Communities (URC), a coalition of Utah municipalities and counties working in partnership with Rocky Mountain Power (RMP) to develop and implement the Community Clean Energy Program (CCEP). The goal of the program is to provide a net 100% renewable electricity option for participating communities within the next several years. Midvale joined the URC through an interlocal cooperation agreement in 2024, allowing the City to participate in program design and negotiations with RMP. The Program is authorized under Utah's Community Clean Energy Act, and Rocky Mountain Power filed the Program application on behalf of the URC. Following several years of development and regulatory review, the Utah Public Service Commission (PSC) approved the Program on March 4, 2026.

The Program establishes a new clean energy option (from renewable energy resources) for residents and businesses served by Rocky Mountain Power. Participation is structured as an opt-out program, meaning eligible electric customers within participating communities would be automatically enrolled, with the ability to opt out. The Program includes an initial cancellation period, during which customers may exit the Program without incurring a termination fee. After the cancellation period ends, customers may still opt out at any time; however, a termination fee would apply, as approved by the PSC and outlined in Program rules.

The PSC approved an initial residential flat rate of $4 per month, which is made up of $3.88 per month plus a $0.12 per month low-income program surcharge. For all other (non-residential) customer classes, the PSC approved a volumetric rate of $0.00609 per kilowatt-hour (kWh) and a $0.12 per month low-income program surcharge. The low-income surcharge collected from participating residential and non-residential customers helps fund bill credits for income-qualified customers enrolled in Rocky Mountain Power's Home Electric Lifeline Program (HELP). These customers will receive a bill credit equal to the $3.88 clean energy charge, allowing them to participate in the Program at no cost. Program rates may be adjusted periodically, but no more than annually, consistent with standard utility ratemaking practices The PSC indicated that rates are not expected to increase significantly over time and may decline as administrative and reserve funds are established.

State law requires that each participating community adopt a local ordinance within ninety (90) days of PSC approval in order to make the Program available within its boundaries. The deadline for ordinance adoption is June 2, 2026. If Midvale City adopts the participation ordinance, the Program would be implemented locally, with customer notices anticipated in late 2026 and Program charges beginning in early 2027. If the ordinance is

not adopted, the Program would not be available in Midvale, and the City would no longer participate in the URC.

Staff has prepared a draft ordinance to establish the Community Clean Energy Program in Midvale City for the City Council's consideration. The Council has been asked to provide direction to staff on whether to proceed by placing the draft ordinance on the next City Council agenda for formal consideration and possible approval.

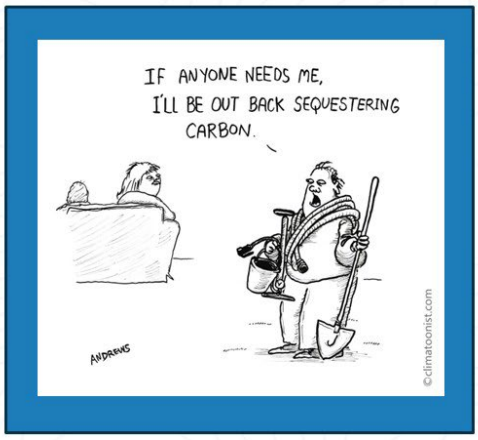
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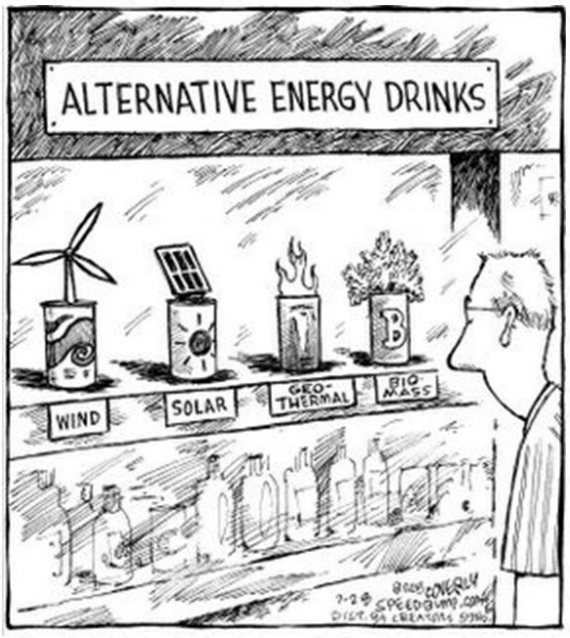
Council Discussion: Community Clean Energy Program approval

Discussion and consideration of Midvale City Ordinance Enacting the Community Clean Energy Program

May 19, 2026

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Outline

- Refresher: What is the Community Clean Energy Program?
- PSC order approving the program and program rates
- Anticipated timeline
- Program ordinance
  - Ordinance details: What does it do?
  - Discussion and consideration of ordinance

The 19 communities involved in this effort adopted "Utah Renewable Communities" (URC) as an informal name for this work. It should be noted that the formal name of the program is the Community Clean Energy Program. The two terms will be used interchangeably in this presentation.

About the URC program

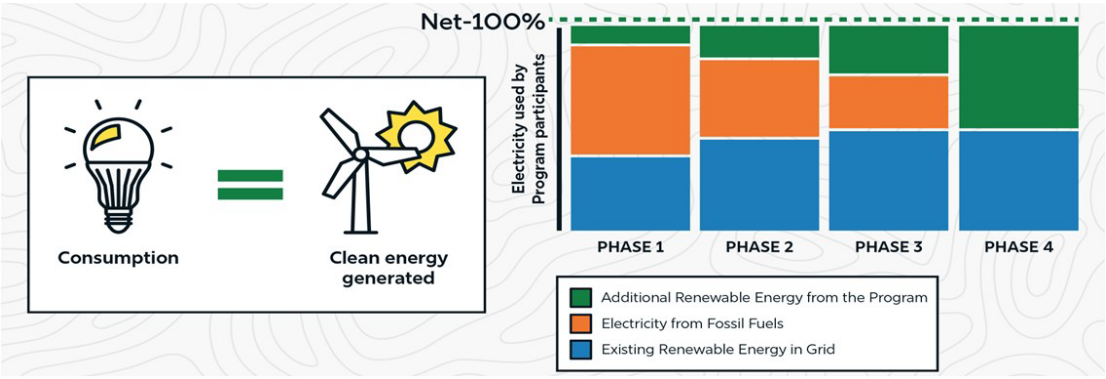
- The Community Clean Energy Program is a brand-new program giving Utahns the ability to choose reliable and affordable clean energy through Rocky Mountain Power (RMP)
- The Community Clean Energy Program was designed through a partnership between RMP and the Community Renewable Energy Agency (aka the URC, of which we are a member), and in March 2026, the program was approved by the Utah Public Service Commission (PSC)
- If we adopt the program, all eligible RMP customers in our community will have a new option for choosing clean energy through their power bill
- By investing in clean energy, URC will help meet Utah's growing energy needs while keeping power reliable and our air cleaner for generations

Driving clean energy development

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Goals

- Drive the development of clean energy while keeping the program affordable and accessible
- Build enough program resources to match the amount of electricity used annually by participants



Program development process

1	2	3	4	5	6	7
Enabling Legislation and Rules Adopted	**Net-100% Resolution Adopted**	**Governance Agreement Signed**	**Utility Agreement Signed**	**Program Application Submitted**	**Program Approved!**	**Participation Ordinance**
Utah legislature and PSC	**23 communities adopted**	**19 communities signed**	**All communities signed & RMP to sign**	**Filed by RMP with significant URC involvement**	**Utah PSC reviewed and released order**	**Communities decide whether to adopt**
Established requirements & defined pathway to develop program	Established clean energy goal for initial Program eligibility. *No longer required*	Adopted interlocal agreement to join the Community Renewable Energy Agency (aka URC board)	Outlines roles and responsibilities to take effect upon program approval and launch	Included testimony and hearings to detail how URC program will work and projected rates	Resource valuation method and first power purchase agreement (PPA) approval pending	Within 90 days of PSC approval, decide whether to enact URC program
2019	Mar-Dec 2019	2021 – 2024	2024	Nov 2024; Jan and Jun 2025	March 4, 2026	*By June 2, 2026*

Public Service Commission (PSC) order

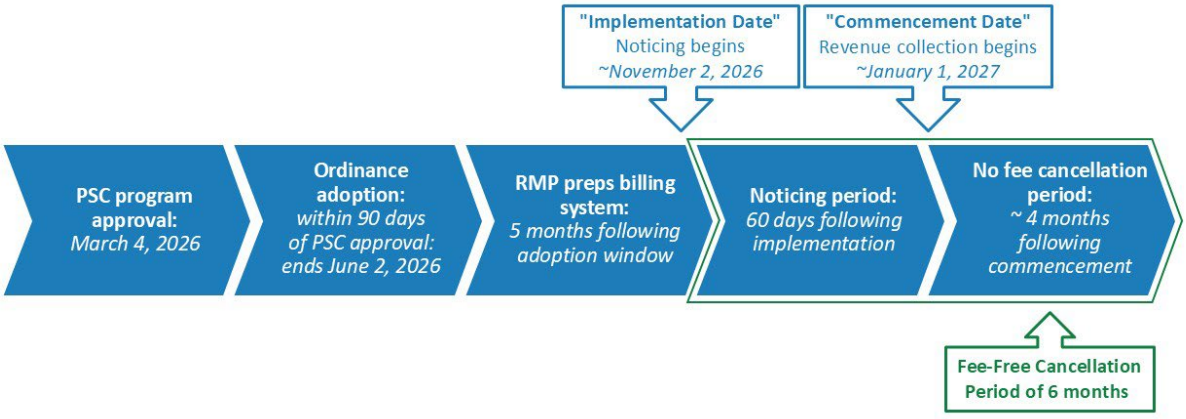
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- On March 4th, the PSC issued an order approving the Community Clean Energy Program
- The order addressed key details like the initial program rate and customer opt out details, while leaving more complex issues (mostly regarding future program reporting methods and mechanisms) for a follow-up ruling

- What does this mean?
  - The order allows the URC program to move forward
  - **The 90-day clock for communities to consider the ordinance has begun (until June 2)**
  - So far, several communities have already adopted the program through a vote of their councils / commissions (SLC, Springdale, Emigration Canyon, Moab, Park City, Francis, Ogden, Salt Lake County, Summit County, and Alta)
  - These communities comprise 74.59% of the total eligible electric load, measured in kilowatt-hours
  - One community has dropped out of the program after a vote of their council (Kearns)

Anticipated timeline

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"Implementation" = when customer noticing begins. *Currently estimated in late 2026*
"Commencement" = when rate collection begins. *Currently estimated in early 2027*

Initial program rate: Residential flat fee

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Eligible residential customers:
$4 per month

$3.88 monthly program participation fee +
$0.12 monthly surcharge for low-income program
= $4.00 per month

Qualifying low-income residential customers: **$0 per month**

$3.88 monthly program participation fee -
$3.88 monthly enhanced bill credit
= $0.00 per month



Eligibility

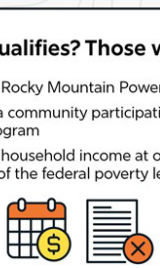
All residential customers in participating communities are eligible to participate *except those on Schedule 135.*
Residential customers in participating communities with rooftop solar on Schedule 136 or 137 are eligible to participate.

How do customers qualify for the low-income offerings?

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Who qualifies? Those who...

- ☑ have a Rocky Mountain Power bill
- ☑ live in a community participating in the Program
- ☑ have a household income at or below 150% of the federal poverty level



Here's how:

OPTION 1: Apply for the Home Energy Assistance Target Program (HEAT)

OPTION 2: Apply directly to Rocky Mountain Power's Home Electric Lifeline Program (HELP)

Once approved for HEAT, you will automatically be enrolled in Rocky Mountain Power's Home Electric Lifeline Program (HELP) to get the benefits of both programs

Once enrolled in HELP, you will automatically receive an extra monthly bill credit to participate in the Program for free

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Qualified low-income customers can:
➢ Participate for free
➢ Opt-out any time with no termination fee

Initial program rate: Non-residential volumetric rate

Non-residential customers: **$0.00609 per kWh** used per month **+ $0.12 monthly surcharge** for low-income program per month.
The total monthly cost depends on the amount of electricity used.

Example scenario: A medium office building in Summit County used 6,880 kWh in May 2025.
Without the program, their total RMP bill is $847.39 for the month
With the program, the bill is an additional $42.02 for a total of $889.41, a ~ 5% increase



Program rates: Long-term

- Like all utility rates, the rates for the Community Clean Energy Program will be periodically adjusted and communicated accordingly
- Adjustments will occur no more than annually per the statute

- The PSC order says the following:

> "While future Program rates may diverge from those under RMP's proposal contingent on later determinations regarding Resource Valuation and changes to other underlying variables, **no evidence in the record suggests that Program rates are likely to meaningfully increase from the initial rates approved in this order. Instead, under RMP's proposal, they would decrease rather significantly after the first two years.** At the Program's inception, customers will be deciding whether to opt-out with reference to rates that are likely to be higher than rates charged later, after the reserve balances are sufficiently established."

Customer opt-out

Program-eligible customers can opt out at any time

There is no termination fee if a customer opts out within the six month cancellation period



- Customers (both residential and non-residential) can opt-out at any time
  - If during the cancellation period, there is no fee to exit
  - After the cancellation period, a $30 termination fee for residential customers
  - The termination fee varies depending on rate Schedule for non-residential customers
- Customers moving into or annexed into a participating community will be provided with a similar noticing and cancellation period, and can also exit the program any time

Ordinance details

- The ordinance adopts the Community Clean Energy Program
  - With an affirmative vote of our Council, Midvale City will opt into the program, and all eligible RMP customers in our community will have the choice whether to stay in the program or opt-out

Communities that adopt the program are responsible for:

- Entering into a utility agreement
- Reimbursing RMP for the cost of providing two notices to all customers (~ $24,000 for Midvale as a one-time expenditure paid with our fund balance)
- Contributing funds to pay for third-party consultants used by the Office of Consumer Services and Division of Public Utilities to evaluate the program
- No other costs associated with the program (including termination fees not paid by a customer within our boundaries)

Policy analysis

- Working to support clean energy aligns with Midvale City's mission of promoting the health, safety, and welfare of our community
- As part of RMP's service territory, Midvale City's options for supporting clean energy are currently limited. The Community Clean Energy Program has been designed to provide a new choice for all homes and businesses to choose clean energy through RMP by supporting clean energy development at scale
- URC creates a pathway for communities to come together and with RMP apply to the PSC to launch this new program. It has been a careful and intentional process
- The Community Clean Energy Program is Midvale's best choice for making clean energy available to the entire community. If we do not adopt the ordinance, our residents and business owners will not be able to participate in the Community Clean Energy Program now or in the future

Summary and next steps

Key takeaways & requested action

- The Community Clean Energy Program, should we choose to enact it, will provide a new opportunity for all eligible homes and businesses within our community to choose clean energy through their RMP bill
- The Program was recently approved by the Utah Public Service Commission which starts a 90-day clock for us to decide whether to enact the approved program by adopting an ordinance
- The official ordinance will be discussed by our council on May 19 and voted on for adoption at our June 2 City Council meeting
  - If we adopt the ordinance, we will officially bring the Community Clean Energy Program to our community and we will continue to be part of the URC board, collaborating with RMP to launch and operate the program
  - If we do not adopt the ordinance, the Community Clean Energy Program will not be an option for our community, and we will no longer be part of the URC board



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The Community Clean Energy Program

Fact Sheet - Updated 5/8/26

The Community Clean Energy Program is a partnership between Rocky Mountain Power and Utah Renewable Communities designed to give customers in participating areas the option to receive net-100% renewable electricity.

Through the program, an equivalent amount of new clean energy, such as wind and solar, is added to the existing power grid for every unit of electricity customers use, without requiring individual investments like rooftop solar.

Key Benefits

- **Environment:** Supports healthier families, communities, and the environment by reducing pollution and keeping the air cleaner for generations.
- **Reliability & Economy:** Helps meet Utah's fast-growing energy demand, brings new energy online quickly, benefits the economy, and strengthens long-term energy reliability.
- **Transparency:** The program provides full transparency, clearly showing customers how their dollars are directly invested in the program and new clean energy generation.

Enrollment & Opt-Out Rules

- **Automatic Enrollment:** Nearly all Rocky Mountain Power customers in communities that adopt the ordinance will be automatically enrolled in the program.
- **Opting Out:** Customers can exit the program at any time. There are **no exit fees** if a customer opts out within the first six months after receiving their first program notice.

Rates & Costs

- **Residential Customers:** A fixed initial rate of **$4.00 per month**. *(Note: Rates will be adjusted periodically.)*
    - **Income-Eligible Customers:** Residents enrolled in Rocky Mountain Power's HELP program (Schedule 3) will see a $3.88 monthly rate matched by a $3.88 bill credit, enabling them to participate for free.
- **Non-Residential Customers:** A volumetric rate of $0.00609 per kWh, plus the $0.12 monthly low-income surcharge.

Timeline & Next Steps

- **The deadline for ordinance adoption by participating communities is June 2, 2026.**
- **Late 2026:** Rocky Mountain Power will send the first official mailed notices and digital reminders to residential customers in participating communities.
- **Early 2027:** The program officially kicks off, and the new "Schedule 100" line item will start appearing on customer bills approximately 60 days after the first notices are sent.

Additional Information available in the following FAQs >

Internal document: to assist URC board members in responding to constituent questions

These FAQ are a combination of questions on the URC website as well as other questions we have heard from elected officials and constituents. We are providing this list of FAQ to you for use in communicating with constituents and in your community meetings, which is not restricted by the Utility Agreement.

FAQs

Q: How does the Utah Community Clean Energy Program work?
A: Rocky Mountain Power customers in participating communities will have the choice to pay a small increase on their electricity bill to support the addition of new, utility scale clean energy to our grid. The goal is to add enough clean energy to the Rocky Mountain Power grid to match the amount consumed by participating homes and businesses annually (this is called net-100% renewable electricity). See the How It Works page on the URC website.

Q: Who is eligible to participate in the Utah Community Clean Energy Program?
A: Rocky Mountain Power customers in participating communities at the time of program launch are eligible to participate in the Program. By law, the Program is an opt-out program, meaning Rocky Mountain Power customers within participating communities will be automatically enrolled in the Program, but may opt themselves out if they prefer to not participate. The only customers in participating communities that will not be able to participate are those with their own solar panels on Schedule 135 (net metering). After the program launches, customers that move or are annexed into a participating community can also be part of the program.

Q: When will the Program begin? / When will eligible Rocky Mountain Power customers be automatically enrolled?
A: There are a few more steps that need to take place before the Utah Community Clean Energy Program can begin. If key regulatory and community milestones are met, the Program could launch in late 2026/early 2027. See the URC website for the latest estimated timeline.

Q: How much will it cost residential Rocky Mountain Power customers to participate in the Utah Community Clean Energy Program?
A: Residential Rocky Mountain Power customers in participating communities will pay a fixed rate of $4 per month to participate in the Program. Residents enrolled in Rocky Mountain Power's Home Energy Lifeline Program (HELP) will participate for free. Rates may adjust annually, and clear information will be shared here and on customer bills.

Q: How much will it cost businesses and other non-residential Rocky Mountain Power customers to participate in the Utah Community Clean Energy Program?
A: Businesses and other non-residential customers will pay a monthly rate based on their electricity usage. The approved rate for non-residential customers is $0.00609 per kWh plus a low-income surcharge of $0.12 per month. A business could estimate what this translates to by finding a past bill, taking the total kWh multiplied by 0.00609 and adding $0.12 to see what the addition would be as part of the program.

Q: How can someone opt out of the Program if they don't want to participate?
A: Customers can opt out any time after they receive the first notice from Rocky Mountain Power. Rocky Mountain Power customers in participating communities will receive mailed notices about the launch of the Program before the new clean energy charge appears on their bill. It is estimated that this won't happen until late 2026/early 2027. Customers will have six months to opt out for

free. After that, there will be a $30 termination fee for customers who opt out. Customers participating in Rocky Mountain Power's bill assistance program (HELP) will not have to pay the $30 termination fee.

Q: What does this look like for renters?
A: It depends. If a renter is a direct customer of Rocky Mountain Power, receiving and paying their bills directly, then the noticing and opt out process will be just like described above. If the landlord pays the Rocky Mountain Power bill, then it will be the landlord or property owner's decision whether to stay enrolled or not, and whether to pass on the cost to participate to renters.

Q: What happens if someone moves into a community that is part of the program or if that community annexes new areas into their boundaries?
A: After the program launches, any new customers in a participating community, such as if they move or are annexed into a participating community, will also be automatically enrolled with the option to opt out at any time. They will experience a similar notification process and free cancellation period like customers experience at the beginning of the program.

Q: Is financial assistance available for those who want to stay in the Program but can't afford an increase to their monthly Rocky Mountain Power bill?
A: Low-income households already receiving monthly assistance through Rocky Mountain Power's Home Electric Lifeline Program (HELP) will participate in the Program for free. Additionally, HELP customers who choose to opt-out of the Program after the free, 6 month opt-out window closes will not need to pay the $30 termination fee. Learn more here.

Q: If lots of customers decide to opt out of the Program, will participants see higher rates for the long term?
A: The Program will seek to acquire renewable resources gradually – with one or two projects to start. As the number of eligible customers ultimately participating in the program is confirmed, additional renewable resources will be developed to meet the communities' clean energy goals. By law, the program rate may be adjusted periodically (no more than once per year.) If, after all the resources are built, there is a major drop in participation, the URC Agency will seek to stabilize rates using the financial backstop reserve fund and other mechanisms.

Q: Will Rocky Mountain Power customers enrolled in the Utah Community Clean Energy Program need to put solar panels on their roof?
A: No. The Program does not require the installation of any renewable energy resources on private property. Renewable energy resources for this program will be "utility-scale" in size. Individual customers wishing to install renewable energy on their property can still do so, but only if they want to. By no means will URC communities alter their support of home and business owners taking action like installing solar or making improvements to reduce energy use.

Q: How does the Utah Community Clean Energy Program compare to other renewable initiatives, such as solar on home and businesses and Blue Sky?
A: The Utah Community Clean Energy Program is designed to drive large-scale renewable energy development that is accessible to nearly all Rocky Mountain Power customers. Unlike Blue Sky (which is a certificate-based program), this Program will deliver electricity to the Rocky Mountain Power system. Unlike a lot of rooftop solar arrangements, this Program will not require a large upfront investment or customer financing. And unlike Subscriber Solar, this Program will not be capped at 20 Megawatts and can scale up to match customer interest.

Internal document: to assist URC board members in responding to constituent questions

Q: How does participating in the Utah Community Clean Energy Program affect people with rooftop solar?
A: Homes with rooftop solar that participate in the "net metering" rate schedule 135 cannot participate, but other homes and businesses with solar panels can participate. Schedule 135 customers can leave Schedule 135 in order to participate, but doing so may not make sense financially. Other customers with solar panels can participate in the program.

Q: How does the Utah Community Clean Energy Program compare to large renewable energy projects associated with Schedule 32 or Schedule 34 customers?
A: Today, only extremely large electricity customers like universities, major companies, or municipal governments qualify to procure utility-scale renewable energy sources through special rate tariffs like Schedule 32 and Schedule 34. The Community Clean Energy Program seeks to extend a similar utility-scale renewable energy procurement option to all customers, large and small, within a participating community. The URC Agency will request proposals for new renewable resources, evaluate potential rate impacts, and vote on whether to acquire renewable energy resources. URC began its first solicitation in 2025.

Q: If a County is a participating community, what does that mean, only unincorporated areas? What if a previously unincorporated part of a County gets annexed or incorporated after the program launches?
A: If participating counties adopt the program ordinance by June 2nd, customers in unincorporated areas within those counties will be able to participate in the program. If an area is annexed or incorporated in the future, a customer previously eligible will still be able to participate.

Q: Where does people's $4/month actually go and how long do you expect it to take to make a difference?
A: The $4/month rate was approved by the Public Service Commission and will be used to pay program costs, including clean energy resource development costs, administrative costs, and certain one-time start up costs. The rate includes a small monthly surcharge to provide a bill credit to allow qualifying low-income customers to participate for free.

Q: Will the program rate go down over time?
A: When the Public Service Commission approved the initial program rate of $4/month for residential customers, the Commission indicated it was possible for rates to go down over time as certain program start-up costs are covered. The Commission will review program rates periodically.

Q: Does it improve air quality?
A: The program won't necessarily have a dramatic impact on local air quality, but every little bit of renewable energy adds up, especially given the increased demand in our region for electricity and the fossil plants that operate here. The resources built for the program will increase the chance that pollution-free energy can be used by the grid on any given day, helping to avoid air pollution and greenhouse gas emissions that would otherwise be created by non-clean energy sources.

Q: Who owns the clean energy that is built for the program?
A: Per statute, the clean energy facilities built for the program can be owned by a third party (the developer) or Rocky Mountain Power. These will be long term contracts. Ownership is really no different than how this works for Rocky Mountain Power all the time. Power plants are sometimes owned by the utility, sometimes by a third party.

Updated 5/8/26

Internal document: to assist URC board members in responding to constituent questions

Q: Have any communities adopted the ordinance so far?
A: Yes, as of the date this document was last updated these communities have adopted the ordinance so far: Springdale, Summit County, Salt Lake City, Emigration Canyon, Moab, Park City, and Ogden.

Q: I saw something in the news that Rocky Mountain Power is not planning to develop more renewable energy any time soon. What does that mean for the program?
A: In short, this does not impact the program's ability to drive the development of new clean energy projects. It could mean that, over the long-term, the program would need to bring on more clean energy to meet the net-100% goal of URC members. Note that Rocky Mountain Power's 20-year long term Integrated Resource Plans are developed and filed with the Public Service / Utility Commissions in the states they operate – a totally separate process than the Community Clean Energy Program docket with the Utah Public Service Commission.

Q: What factors influence whether or not the communities can meet the net-100% goal?
A: The feasibility of and time required to meet the net-100% goal shared by many URC members will depend on factors like, but not limited to, participation rates in the program, the cost of resources bid into future URC solicitations for program resources, and the outcome of URC's attempts to argue for retaining the renewable energy certificates (RECs) associated with program resources.

Q: I'm a business and I want to be able to say I use 100% renewable energy. Can I do that if I am a participant in your program?
A: No, at least not initially. The program aims to add more clean energy resources over time depending on the level of participation. The URC also plans to continue to argue that the program should be able to retain and retire renewable energy certificates (RECs) associated with program resources. These factors will influence what the program is able to accomplish in terms of any specific net renewable energy goals.

Q: Where will the clean energy projects be built?
The RFP solicited projects within the PacifiCorp-East or PACE balancing authority area (corresponding to the Rocky Mountain Power (RMP) division of the company's footprint). This allowed consideration of projects that can interconnect directly to the PacifiCorp transmission system and be located in Idaho, Utah, or Wyoming. The RFP scoring system granted additional points to projects located in Utah, giving them an advantage in the selection process. The location of the project(s) that are ultimately selected will be made public when the power purchase agreements (PPAs) for those projects are filed with the Utah Public Service Commission (PSC) for consideration and approval.

Other questions we have responded to that are not reflected in the list above.
There are many additional questions that URC board members and key support staff have fielded about the Community Clean Energy Program over the years and in recent weeks. Here is a list of examples of topics/themes. If you receive questions related to what is below and feel that there is not an answer above you can use, please feel free to reach out to Chris Cawley, Glade Sowards, and Emily Quinton.

- Assumptions about / questions about how the utility benefits from the program
- Questions about the role that the existing energy on the grid plays in relation to the program

Updated 5/8/26

Internal document: to assist URC board members in responding to constituent questions

- Questions about what happens in the long term with program resource contracts
- Whether additional communities can join URC and the program
- Wondering why the program isn't cheaper than standard rates because of information that says renewables are the cheapest form of energy
- Proof or additional documentation behind the answers to our FAQs such as from statute, the PSC order, and other source materials

Council Member Bonnie Billings asked if the $4 dollar fee could go up if other cities don't join and can cities join after June 2.

Mayor Dustin Gettel explained that the $4 dollar fee is set and if participation is low, it just affects the scale of the project. Right now, the bill reads that June 2nd is the final participation date, but the Legislature can change their mind and have in the past.

Council Member Heidi Robinson thanked the Mayor for presenting this to the City.

Council Member Paul Glover said he doesn't like the opt out option, he would prefer an opt in option.

The Council had a lot of back-and-forth discussion about who is eligible and how that would work with rentals and what other cities may or may not participate.

B. DISCUSSION OF FY2027 PROPERTY TAX IMPACT SCHEDULE.

Mariah Hill said curing the 2026 Utah Legislative Session, HB 236 – Truth-in-Taxation Amendments was enacted, making several changes to Utah Code § 59-2-919 and 59-2-924, which govern notice, disclosure, and public hearing requirements when a tentative budget includes a proposed property tax rate increase, including municipal property tax increases. These provisions are intended to promote transparency and ensure the public is provided clear information regarding the potential impacts of a proposed tax rate prior to final budget and tax rate adoption. Accordingly, the City is required to prepare and present a Property Tax Impact Schedule that illustrates the estimated effect of the proposed tax rate on typical residential and non-residential properties and present and make it available to the public separate from other budget documents.

The Property Tax Impact Statement is included on this agenda as a discussion item to satisfy the statutory requirement that it be presented at any meeting where the budget is discussed. Its inclusion ensures compliance with state law and provides an opportunity for the City Council and the public to review and understand the projected impacts of the proposed tax rate.

The Property Tax Impact Schedule was adopted by the Midvale City Council on May 5, 2026. This action does not finalize the property tax rate. Final consideration and adoption

of the property tax rate will occur following the required public hearing and completion of all applicable notice and review periods.

FISCAL IMPACT:

Adoption of the Property Tax Impact Schedule itself does not have a direct fiscal impact. The schedule is a disclosure document that illustrates the estimated effect of a proposed property tax rate increase. Any actual fiscal impact will be determined by the final property tax rate adopted by the City Council as part of the final budget process.

Proposed Property Tax Impact Schedule
Midvale City – FY2027 Tentative Budget
Updated May 19, 2026

Midvale City is considering an increase to the Public Safety Property Tax rate from 0.000249 to an estimated 0.000375, which is projected to generate approximately $477,084 in additional annual revenue. The information provided below is intended to help decision makers and members of the public understand how City operations—particularly public safety services—would be affected if the proposed property tax increase is adopted.

The estimates are based on tax year 2025 taxable values, including Midvale City's total taxable value of $3,777,880,327 and an average residential property value of $492,000. These figures are estimates and will be updated once tax year 2026 property valuation data becomes available from the Utah State Tax Commission and the Salt Lake County Auditor.

Midvale City Public Safety Property Tax Rate TY2025	.000249
Midvale City Public Safety Property Tax Revenue TY2025	$940,561
Proposed Revenue with Public Safety Property Tax Change (Estimated)	$1,417,645
New Public Safey Property Tax Revenue (Estimated)	$477,084
Estimated Increase to Midvale Public Safety Property Tax Rate (Estimated)	50.70%

Estimated Increase to primary residence valued at $492,000	$34.16 per year, 50.70%
Estimated Increase to business valued at $492,000	$62.11 per year, 50.70%

Affected Department/Fund: Public Safety Fund

Proposed Budget: $15,066,065

Budget without Tax Change: $14,694,184

Budget Change: $371,880

Impact of Tax Increase:

If the proposed tax increase is approved, the City will be able to maintain current levels of service with its contracted public safety providers, including policing services provided by the Unified Police Department, emergency management services provided by the Unified Fire Authority, and

animal control services provided by Salt Lake County. The proposed increase will also help offset an anticipated loss of approximately $150,000 in state homeless shelter mitigation funding.

If the proposed tax increase is not approved, the City would be required to reduce contractual public safety services. These reductions would include the elimination of one shelter resource officer previously funded through the homeless shelter mitigation program, as well as the loss of one investigations officer within the Midvale precinct of the Unified Police Department that is not associated with homeless mitigation funding. In addition, the City would be required to discontinue emergency management services provided by the Unified Fire Authority.

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.

The Council recessed at 9:02 pm and reconvened at 9:09 pm.

X. 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: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Glen Kennedy, Public Works Director; Wendelin Knobloch, Planning Director; Mariah Hill, Administrative Services Director; Laura Magnus, Communications Director; Juan Rosario System Administrator; and Adam Olsen, Community Development Director.

MOTION: Council Member Heidi Robinson MOVED to enter into a closed Strategy session to discuss the purchase, exchange, or lease of real property. 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**

Pending

Council Member Bryant Brown Aye
Council Member Denece Mikolash Aye
The motion passed unanimously.

The Council went into closed session at 9:10 p.m.

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

The voting was as follows:

Council Member Bonnie Billings Aye
Council Member Paul Glover Aye
Council Member Heidi Robinson Aye
Council Member Bryant Brown Aye
Council Member Denece Mikolash Aye
The motion passed unanimously.

The Council reconvened into open session at 9:40 p.m.

XI. ADJOURN

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

The meeting adjourned at 9:41 p.m.

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

Approved this June 2, 2026

Pending

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

SUBJECT: Consideration of Ordinance No. 2026-O-17 Establishing the Community Clean Energy Program in Midvale

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

Midvale City is a member of the Utah Renewable Communities (URC), a coalition of Utah municipalities and counties working in partnership with Rocky Mountain Power (RMP) to develop and implement the Community Clean Energy Program (Program). The goal of the program is to provide a net 100% renewable electricity option for participating communities within the next several years. Midvale joined the URC through an interlocal cooperation agreement in 2024, allowing the City to participate in program design and negotiations with RMP. The Program is authorized under Utah's Community Clean Energy Act, and Rocky Mountain Power filed the Program application on behalf of the URC. Following several years of development and regulatory review, the Utah Public Service Commission (PSC) approved the Program on March 4, 2026.

The Program establishes a new clean energy option (from renewable energy resources) for residents and businesses served by Rocky Mountain Power. Participation is structured as an opt-out program, meaning eligible electric customers within participating communities would be automatically enrolled, with the ability to opt out. The Program includes an initial cancellation period, during which customers may exit the Program without incurring a termination fee. After the cancellation period ends, customers may still opt out at any time; however, a termination fee would apply, as approved by the PSC and outlined in Program rules.

The PSC approved an initial residential flat rate of $4 per month, which is made up of $3.88 per month plus a $0.12 per month low-income program surcharge. For all other (non-residential) customer classes, the PSC approved a volumetric rate of $0.00609 per kilowatt-hour (kWh) and a $0.12 per month low-income program surcharge. The low-income surcharge collected from participating residential and non-residential customers helps fund bill credits for income-qualified customers enrolled in Rocky Mountain Power's Home Electric Lifeline Program (HELP). These customers will receive a bill credit equal to the $3.88 clean energy charge, allowing them to participate in the Program at no cost. Program rates may be adjusted periodically, but no more than annually, consistent with standard utility ratemaking practices. The PSC indicated that rates are not expected to increase significantly over time and may decline as administrative and reserve funds are established.

State law requires that each participating community adopt a local ordinance within ninety (90) days of PSC approval in order to make the Program available within its boundaries. The deadline for ordinance adoption is June 2, 2026. If Midvale City adopts the participation ordinance, the Program would be implemented locally, with customer notices anticipated in late 2026 and Program charges beginning in early 2027. If the ordinance is not adopted, the Program would not be available in Midvale and the City would no longer participate in the URC.

Staff has prepared an ordinance establishing the Community Clean Energy Program in Midvale City for City Council consideration. The Council is being asked to suspend the rules in order to take timely action on adoption of the ordinance and formal establishment of the Program.

RECOMMENDED MOTION:

I move that we suspend the rules and approve ordinance 2026-O-17 establishing the Community Clean Energy Program in Midvale.

Attachments:

Ordinance 2026-O-17

MIDVALE CITY, UTAH
ORDINANCE NO. 2026-O-17

AN ORDINANCE ENACTING MIDVALE MUNICIPAL CODE CHAPTER 13.24
COMMUNITY CLEAN ENERGY PROGRAM

WHEREAS, in 2019, the Utah State Legislature enacted House Bill 411, codified at Utah Code Ann. §§ 54-17-901 to 909 ("Act"), titled the "Community Renewable Energy Act"; and

WHEREAS, in 2024, the Utah State Legislature enacted House Bill 241 and Senate Bill 214 which, collectively, renamed the Act the "Community Clean Energy Act" and amended certain provisions of the Act; and

WHEREAS, the Act authorizes the Utah Public Service Commission ("Commission") to establish a program whereby towns, municipalities, and counties may cooperate with qualified utilities to provide electric energy for participating customers from clean energy resources ("Program"); and

WHEREAS, the Act provides that a customer of a qualified utility may be served by the Program if the town, municipality, or county ("Community") in which the customer resides satisfies certain requirements, including:

(a) the Community must enter into an agreement with a qualified utility ("Utility Agreement"):

(i) stipulating to the payment to the qualified utility of the costs of:

(A) third-party expertise contracted for by the Division of Public Utilities and the Office of Consumer Services, for assistance with activities associated with initial approval of the Program; and

(B) providing notice to the Community's customers as provided in the Act;

(ii) determining the obligation for the payment of any termination charges under the Act that are not paid by a participating customer and not included in participating customer rates; and

(iii) identifying any initially proposed replaced asset;

(b) the Community must, within 90 days after the date of the Commission's order approving the Program, adopt a local ordinance that:

(i) establishes participation in the Program; and

(ii) is consistent with the terms of the Utility Agreement; and

(c) the Community must comply with any other terms or conditions required by the Commission; and

WHEREAS, the Act further authorizes the Commission to adopt administrative rules to implement the Act and the Commission has adopted such rules as set forth in Utah Administrative Code R746-314-101 through 402 ("Rules"); and

WHEREAS, the Rules require that a customer of a qualified utility may be served by the Program if, in addition to the requirements of the Act, the Community in which the customer resides also adopts an agreement ("Governance Agreement") with other eligible Communities to establish a cooperative decision-making process for Program design, resource solicitation, resource acquisition, and other Program issues and provides a means of ensuring that eligible Communities and those that become participating Communities will be able to reach a single joint decision on any necessary Program issues; and

WHEREAS, consistent with the requirements of the Rules, Midvale City entered into an agreement with other eligible Communities entitled the Interlocal Cooperation Agreement Among Public Entities Regarding the Community Renewable Energy Program ("Governance Agreement"), thereby becoming a member of the Community Renewable Energy Agency ("Agency"), which endeavors to make certain joint decisions about the proposed Program on behalf of Communities as set forth in the Governance Agreement; and

WHEREAS, consistent with the requirements of the Act, Midvale City executed a Utility Agreement with Rocky Mountain Power, a qualified utility under the Act, on August 20, 2024, which addresses the issues required by the Act; and

WHEREAS, consistent with the requirements of the Act, on January 24, 2025, and June 4, 2025, Rocky Mountain Power filed an application with the Commission seeking approval of the Program and the Commission opened Docket No. 25-035-06 to consider the application; and

WHEREAS, consistent with the requirements of the Act, on March 4, 2026, the Commission issued an order in Docket No. 25-035-06 ("Commission Order") approving the Program; and

WHEREAS, as contemplated in the Act, the Midvale City Council desires to adopt this ordinance that satisfies the requirements of the Act; and

WHEREAS, the Midvale City Council desires to take actions which it has determined promotes the health, safety and welfare of Midvale's residents as authorized by Utah Code Ann. §10-8-84; and

WHEREAS, the Midvale City Council has determined that adoption of this ordinance will enhance the economic well-being of Midvale and its residents through prudent management of Midvale's financial resources; and

WHEREAS, the Midvale City Council has determined that adoption of this ordinance will help address concerns related to poor air quality and other environmental concerns due in part to the use of fossil fuels; and

WHEREAS, the Midvale City Council finds that energy sources utilized by and within Midvale therefore can impact public health, safety and welfare; and

WHEREAS, recent advances in energy technology have made certain clean energy resources more economically viable than in the past and, in some cases, more cost-effective than traditional energy sources; and

WHEREAS, proximity to outdoor recreation is a key economic contributor to Midvale and one which relies on preservation of the environment and protection of natural resources; and

WHEREAS, Midvale and its residents have shown an interest in environmental stewardship through various initiatives and activities surrounding growth and development; and

WHEREAS, the Midvale City Council believes that determining and undertaking further actions designed to reduce fossil fuel dependence while appropriately balancing financial stewardship and promoting economic growth is an important component of safeguarding public health, safety and welfare; and

WHEREAS, the Midvale City Council met in regular session on June 2, 2026, to, among other things, consider adopting the Program on behalf of Midvale's electric customers; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MIDVALE CITY, UTAH, AS FOLLOWS:

Section 1. Adoption. Midvale Municipal Code Chapter 13.24 *Community Clean Energy Program*, which is published as a code in book form, is adopted in accordance with Exhibit A herein, copies of which have been filed for use and examination in the Office of the Midvale City Recorder (the "Community Clean Energy Program Ordinance").

Section 2. **Savings Clause.** In the event one or more of the provisions of this Community Clean Energy Program Ordinance shall, for any reason, be held to be unenforceable or invalid in any respect under applicable laws, such unenforceability or invalidity shall not affect any other provision; and in such an event, this Community Clean Energy Program Ordinance shall be construed as if such unenforceable or invalid provision had never been contained herein.

Section 3. Effective Date. This Community Clean Energy Program Ordinance shall take effect immediately upon the date of its first publication.

APPROVED, ADOPTED, AND PASSED and ordered published by the Midvale City Council, this 2nd day of June, 2026.

Midvale City

By:_____
Dustin Gettel, Mayor

[SEAL]

VOTING:

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

ATTEST:

_____
Rori L. Andreason, MMC
City Recorder

APPROVED AS TO FORM:

_____
Garrett Wilcox
City Attorney

Published this ____ day of June, 2026, on the Utah Public Notice Website.

EXHIBIT A

CHAPTER 13.24
COMMUNITY CLEAN ENERGY PROGRAM

Sections:

13.24.010 Definitions
13.24.020 Midvale City's Participation in Community Clean Energy Program.
13.24.030 Customer Participation in Community Clean Energy Program.
13.24.040 Termination Fees.
13.24.050 Acquisition of Clean Energy Resources.
13.24.060 Program Rates and Rate Adjustment Filings.
13.24.070 Utility Billing for Participating Customers.
13.24.080 Midvale City Participation in Program.

13.24.010 Definitions.

For the purpose of this chapter, the following terms, phrases, and words shall mean:

A. "Act" means the Community Renewable Energy Act, codified at Utah Code Ann. §§54-17-901 to 909, as amended.

B. "Commission" is the Public Service Commission of Utah or its successor, as provided in Utah Code Ann. § 54-17-902(4), as amended.

C. "Eligible Customer" is defined in Subsection 13.24.020(C) of this Chapter.

D. "Program" has the same meaning as the "community clean energy program" defined in Utah Code Ann. § 54-17-902(5), as amended.

E. "Rules" means the administrative rules adopted by the Commission to implement the Act as set forth in Utah Administrative Code R746-314-101 to 402, as amended.

13.24.020 Midvale City's Participation in Community Clean Energy Program

A. *Establishment.* Midvale City hereby establishes its participation in the Community Clean Energy Program ("Program") as approved by the Public Service Commission of Utah.

B. *Commission Order.* On March 4, 2026, the Commission issued the Commission Order approving the Program. The Commission Order is on file with the Commission. The Program's rates, Rules, and requirements are governed by the Commission Order, and may be modified from time to time by subsequent Rules and orders adopted by the Commission. To the extent that the Commission Order or any subsequent rule or order adopted by the Commission contradicts any portion of this Title, the Commission Order or rule or order adopted by the Commission shall govern.

C. *Eligible Customers*. Pursuant to Utah Code § 54-17-905(5), residential customers

participating in the net metering program under Utah Code Title 54, Chapter 15, Net Metering of Electricity, Rocky Mountain Power Schedule 135, are not eligible to participate in the Program. All other retail electric customers of Rocky Mountain Power within the current and future boundaries of the City, including all residential, commercial, and industrial customers, are eligible to participate in the Program ("Eligible Customer"). Eligible Customers include rooftop solar customers on Rocky Mountain Power Schedules 136 and 137, which are compensated through an export credit rather than a net metering credit.

D. *Implementation Date*. The Program shall be implemented on the date that Rocky Mountain Power sends out the first Notices identified in Section 2, below ("Program Implementation Date"). Eligible Customers shall be enrolled in the Program if they receive the Notices and decline to opt out of participation in the Program by the date set forth in the Notices. Consistent with the Act and the Rules, the Notices shall be sent to each Eligible Customer before the commencement date that applies to each such customer ("Customer Commencement Date"), as set forth in the Rules.

13.24.030 Customer Participation in Community Clean Energy Program.

A. *Automatic Enrollment.* Each Eligible Customer shall be automatically enrolled in the Program unless the customer opts out of the Program prior to the Customer Commencement Date.

B. *Notices*. As set forth in the Act and the Rules before any Eligible Customer becomes a participant in the Program, Rocky Mountain Power first shall deliver to each Eligible Customer certain notices (collectively, the "Notices") containing content and in the form, manner, and delivery method as required by the Act and Rules and other orders and rules.

C. *Opt-Out*. Each Eligible Customer may elect not to participate in the Program and instead to pay applicable existing electric rates by giving notice to Rocky Mountain Power in the manner and within the time period set forth in the Notices.

1. *First Opt-Out Notice*. Rocky Mountain Power shall provide a First Opt-Out Notice, separate from standard monthly bills, to each Eligible Customer within the City, no earlier than 60 days and no later than 30 days before the Customer Commencement Date applicable to each customer. The First Opt-Out Notice shall, in all material respects, use the form and content of the First Opt-Out Notice as approved by the Commission.

2. *Second Opt-Out Notice*. Rocky Mountain Power shall provide a Second Opt-Out Notice, separate from standard monthly bills, to each Eligible Customer within the City, at least 15 days after the First Opt-Out Notice was provided and at least seven days before the Customer Commencement Date applicable to such customer. The Second Opt-Out Notice shall, in all material respects, use the form and content of the Second Opt-Out Notice as approved by the Commission.

3. *Large Users.* Rocky Mountain Power shall deliver the Notices in person to each customer with an electric load of one megawatt or greater measured at a single meter.

4. *Failure to Opt Out.* Each Eligible Customer that receives the First Opt-Out Notice and the Second Opt-Out Notice as described herein and declines to opt out of the Program by the customer's Customer Commencement Date will be enrolled in the Program.

D. *Option to Opt into Program*. An Eligible Customer located within the City that is not enrolled in the Program may at any time elect to participate in the Program by providing notice to Rocky Mountain Power in the form and content approved by the Commission. Following such notice to opt in to the Program, the customer will be enrolled in the Program starting with the billing period following the notice in which it is reasonably practicable for Rocky Mountain Power to enroll such customer. The reasonably practicable billing period shall be based on when the notice was received from the customer and the customer's billing cycle. Following enrollment in the Program, the customer shall be subject to all Program requirements.

E. *Option to Exit Program*. Customers enrolled in the Program may exit the Program by giving notice to Rocky Mountain Power.

13.24.040 Termination Fees.

A. *Termination Fee Upon Exit.* If a customer declines to opt out of the Program prior to the applicable Customer Commencement Date or voluntarily opts into the Program, but subsequently exits the Program, the exiting customer may be required to pay a termination fee, as set forth in this Section.

B. *Amount of Termination Fee.* When applicable, the amount of the termination fee shall be based on the rate schedule of the exiting customer as approved by the Commission and may be modified from time to time by subsequent orders of the Commission.

C. *Circumstances in which Termination Fee Shall Not Apply*: A termination fee shall not apply in the following circumstances:

1. Any customer that opts out of the Program within the "cancellation period" applicable to that customer, as defined in the Rules;

2. Any customer that ceases to be an electric customer of Rocky Mountain Power;

3. Any customer that moves to a new location that is not within the boundaries of a community that participates in the Program;

4. Any customer that seeks protection through bankruptcy proceedings; or

5. Any customer enrolled in Schedule 3 bill assistance ("Low-Income Lifeline Program").

13.24.050 Acquisition of Clean Energy Resources.

A. For purposes of this section, "clean energy resource" shall have the definition set forth in

the Act.

B. Rocky Mountain Power may adopt or procure one or more clean energy resources to serve the needs and goals of the Program. The acquisition of any such clean energy resource must follow solicitation application and evaluation criteria approved by the Commission.

C. Any clean energy resource adopted or procured by Rocky Mountain Power to serve the needs and goals of the Program must be approved by the Commission based on a finding the same is reasonable and in the public interest.

D. The Commission shall determine the method of cost recovery for any clean energy resource acquired to meet Program needs and goals, and the Commission's determination regarding cost recovery may affect Program rates.

13.24.060 Program Rates and Rate Adjustment Filings.

A. Program rates will be determined by the Commission.

B. The initial Program rates were determined by the Commission in the Commission Order.

C. Program rates may be adjusted by the Commission from time to time, consistent with the procedures approved by the Commission for adjusting Program rates.

13.24.070 Utility Billing for Participating Customers.

Rocky Mountain Power shall bill each Participating Customer on a monthly basis and shall:

A. include information in its monthly bills to participating customers identifying the Program cost; and

B. provide notice to participating customers of any change in rates for participation in the Program.

13.24.080 Midvale City Participation in Program.

A. *Program Participation.* Through its membership in the Community Renewable Energy Agency, the City participated in the design and approval of the Program and shall participate in future decisions regarding clean energy resource solicitation, clean energy resource acquisition, and certain other Program issues.

B. *Utility Agreement.* Consistent with Utah Code § 54-17-903(2)(a), the City entered into an agreement with Rocky Mountain Power regarding the facilitation of the Program ("Utility Agreement"). Pursuant to the Utility Agreement:

1. The City shall pay for the costs of third-party expertise contracted for in connection with the Program's development and initial approval by the Commission;

2. The City shall pay its proportional costs associated with Rocky Mountain Power providing the Notices to the City's customers as discussed in Section 13.24.030;

3. Termination charges not paid by a participating customer shall be included in participating customer rates and shall not be paid by the City;

4. There shall be no initially proposed "Replaced Asset" as that term is defined by Utah Code § 54-17-902(15).

C. *Program Development Costs.* The City has already approved the appropriation of funds and has already paid those funds to the Community Renewable Energy Agency for the Community Renewable Energy Agency to make payments for the costs of third-party expertise contracted for in connection with the Program's development and initial approval by the Commission pursuant to the Governance Agreement.

D. *Noticing Costs.* The City has appropriated funds in its tentative budget for the upcoming fiscal year to pay its proportional costs associated with Rocky Mountain Power providing the Notices to the City's customers as discussed in Section 13.24.030 above.

E. *No Other Program Costs.* The City shall not be obligated to pay any costs of the Program other than those costs set forth herein and any costs that the City may bear as a utility customer that participates in the Program, if applicable.

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

SUBJECT: CONSIDER **RESOLUTION NO. 2026-R-29** APPROVING THE ARTIST AGREEMENT WITH JAYCIE BAIRD, AND AUTHORIZING THE USE OF PUBLIC PROPERTY AND ROADWAY AT IDENTIFIED INTERSECTION

Prepared By: Vanessa Guevara, Midvale City Youth Violence Prevention Coordinator

PURPOSE

The purpose of this summary report is to (1) request City Council approval to adopt an Artist Agreement for a community street mural project, and (2) formally request permission and provide notification of the temporary use of public property and streets for the installation of the mural.



PROJECT OVERVIEW

Midvale City proposes to partner with local artist Jaycie Baird to design and install a community street mural at the intersection of Foxbridge Drive and Monroe Street on June 12th. The mural will be painted directly onto the public roadway and will serve as a community

engagement event in coordination with the United Way and Midvale City Block Party Agreement.

The total artist cost is estimated at $5,000, inclusive of design and installation of the street mural. The project will be funded through the United Way Block Party Grant and Uplift Midvale funds.

COMMUNITY PURPOSE AND ALIGNMENT

This initiative is designed to promote community connection, beautification, and resident participation. It directly aligns with Uplift Midvale's Risk and Protective Factors framework, including:

- Neighborhood Attachment: Strengthening community identity and pride through placemaking
- Opportunities for Prosocial Involvement: Providing residents with a collaborative, positive community activity

This event will engage residents of all ages and contribute to Midvale's broader goals of fostering safe, vibrant, and connected neighborhoods.

KEY TERMS OF ARTIST AGREEMENT

The proposed agreement includes the following provisions:

- **Scope of Work:** Designer will complete one street mural, including design consultation, initial concepts, one round of revisions, and final installation
- **Location:** Public roadway at Foxbridge Drive and Monroe Street intersection
- **Compensation:** Total artist cost is $5,000, with payment structured as a deposit and final payment upon completion
- **Ownership:** Upon completion, Midvale City will retain sole ownership of the mural and associated intellectual property rights
- **Durability & Risk Acknowledgement:** Both parties acknowledge increased wear due to the mural's placement within a public street and exposure to traffic and weather
- **Maintenance:** The City retains discretion and fiscal responsibility over maintenance, repair, removal, or replacement of the mural with Designer given first opportunity to repair within 10 days
- **Insurance & Liability:** The Designer must maintain required liability insurance and indemnify the City against claims arising from the project

USE OF THE PUBLIC PROPERTY

The project will require temporary use of public streets and right-of-way. Appropriate safety measures that include traffic control, signage and coordination with Public Works of Midvale City and Utah Barricade, will be implemented to ensure public safety during the event.

STAFF RECOMMENDATION AND ACTION:

I move that we suspend the rules, and approve Resolution No. 2026-R-29, approving the adoption of the Artist Agreement with Jaycie Baird, AND Authorizing the use of public property and roadway at the identified intersection

Attachments: **Proposed Resolution and Artist Agreement**

MIDVALE CITY, UTAH
RESOLUTION NO. 2026-R-29

A RESOLUTION APPROVING THE ADOPTION OF THE ARTIST AGREEMENT WITH ARTIST JAYCIE BAIRD, AND AUTHORIZING THE USE OF PUBLIC PROPERTY AND ROADWAY AT IDENTIFIED INTERSECTION

WHEREAS, Midvale City (the "City") is a body corporate and politic of the State of Utah and is the owner of certain public property, including the public roadway and intersection located at Foxbridge Drive, and Monroe Street; and

WHEREAS, the intersection of Foxbridge Drive and Monroe Street is identified as public property under the jurisdiction and control of Midvale City; and

WHEREAS, Jaycie Baird is an independent artist engaged to design and implement a street mural to be applied directly onto the identified public roadway; and

WHEREAS, Midvale City established the Uplift Midvale community coalition to support efforts aimed at reducing youth violence and strengthening community outcomes through coordinated public health, public safety, and community engagement strategies; and

WHEREAS, the City and its partners desire to utilize available funding, including grant-supported resources, to implement a community engagement event involving the creation of a street mural in coordination with the United Way and Midvale City Block Party Agreement; and

WHEREAS, the proposed community street mural project is intended to beautify public space, foster civic pride, and promote resident participation, consistent with Uplift Midvale's Risk and Protective Factors framework; and

WHEREAS, strengthening neighborhood attachment is a risk factor identified by Uplift Midvale; and

WHEREAS, increasing opportunities for prosocial involvement is a protective factor identified by Uplift Midvale; and

WHEREAS, the City desires to enter into an Artist Agreement with Jaycie Baird for the design and installation of the street mural for a total project cost not to exceed $5,000; and

WHEREAS, the proposed agreement provides that the City will retain ownership of the completed mural and establishes terms related to scope of work, compensation, liability, maintenance, and use of public space; and

WHEREAS, the implementation of the mural will require the temporary use of public property and roadway, including potential street closures or traffic control measures to ensure public safety during the community event; and

WHEREAS, the City Council has reviewed the proposed Artist Agreement and finds that the terms and conditions are acceptable and in the best interest of Midvale City and its residents.

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

Section 1.

The City Council hereby approves the Artist Agreement between Midvale City and Jaycie Baird for the design and installation of a community street mural at the identified intersection.

Section 2.

The City Council hereby authorizes the temporary use of public property and roadway at the intersection of Foxbridge Drive and Monroe Street for the purpose of designing, installing, and completing the community street mural, including any necessary street closures and safety measures.

Section 3.

The City Council authorizes project funding in an amount not to exceed $5,000 for completion of the mural, including design, materials, and installation.

Section 4.

The City Council acknowledges that the mural project will be conducted as a community engagement event, aligned with the United Way and Midvale City Block Party partnership, and supporting Uplift Midvale goals.

Section 5.

The Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED this 2nd day of June 2026.

_____
Dustin Gettel, Mayor

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

ATTEST:

_____
Rori L. Andreason, MMC
City Recorder

MURAL AGREEMENT

Designer: Jaycie Baird (hereinafter referred to as "Designer")
243 W Conrad Ct, Alpine UT, 84004
573-987-3131
bairdthepajaro@gmail.com

Client: Midvale City (hereinafter referred to as "CLIENT")
Contact: Vanessa Guevara
vguevara@midvaleut.gov
7505 S Holden St. Midvale UT 84047
801-567-7212

Project Description

Designer agrees to paint 1 exterior mural for CLIENT for $5,000.00. Design process includes: 1. design meeting, 2. initial designs to start per wall, one round of revisions, and application of the final design. Additional revisions are an added fee at the Designers rate of $50/hr. Mural installation will take approximately 24 days (project timeline below).

Payment Terms

(i) Client will pay a deposit of $2,500.00 to Designer by June 9, 2026.
(ii) After completion and acceptance of the mural by the Client, Client will make a final payment of $2,500.00 to the Designer by June 30, 2026 (10% added fee if payment isn't received by July 30, 2026).
(iii) Designer shall be entitled to receive reimbursement for any overages or additional expenses with prior written approval of Client.
(iiii) Any deposit shall be refundable in the event of Designer non-performance, Client's cancellation of this Mural Agreement for cause, or any event outside of Client's control. In the event Client cancels for convenience, Designer may retain only documented, reasonable, and non-recoverable costs incurred.

Project Timeline

This Mural Agreement will be effective on June 2, 2026. Designer will install the agreed-upon mural at the project location on June 12, 2026. The Agreement will terminate upon acceptance of the mural by the Client and final payment from the Client to the Designer.

Project Location

The mural will be installed on the public roadway, as designated by Client, at approximately the intersection of Foxbridge Circle and Monroe Street in Midvale, Utah. Client will have sole discretion on the location of the mural.

Ownership

In consideration of this Mural Agreement and the location of the mural, Client will take sole ownership of the mural upon Designer's completion and installation of the mural. The Client will be entitled to exercise all rights previously held by the Designer including, but not limited to, any and all rights arising under all

applicable intellectual property laws. Designer agrees that, as of the date the Mural is completed and installed, the Designer automatically transfers and assigns to the Client all of their rights under all applicable intellectual property laws. The Designer also waivers and relinquishes all other rights the Designer may have in and to the mural including, but not limited to, the Designer's rights under the Visual Artists Rights Act of 1990 (as defined and expressly waived below):

THE DESIGNER ACKNOWLEDGES THEIR RIGHTS OF ATTRIBUTION AND INTEGRITY GENERALLY CONFERRED BY SECTION 106(A) OF TITLE 17 OF THE UNITED STATES CODE (THE VISUAL ARTISTS RIGHTS ACT OF 1990), AND ANY OTHER RIGHTS OF THE SAME NATURE GRANTED BY OTHER FEDERAL, STATE, OR FOREIGN LAWS. THE DESIGNER WAIVES THEIR RIGHTS WITH RESPECT TO THE MURAL.

Perpetual License

Notwithstanding the above Usage section, the Client, upon taking ownership of the mural, conveys a perpetual license to the Designer to identity themselves as the creator of the mural and to share images of the mural in their portfolio (including on websites and social media platforms).

Artist Alteration

Colors may appear differently in paint than on screen renderings. Designer is not responsible for such differences. Designs may be altered based on the following factors: road texture, safety markings, etc. Changes, if necessary, will be made by the Designers' expertise. All paint, fabric, wood, and other materials are subject to change based on market availability and Designer is not responsible for differences based on those factors. Differences in on screen render to final mural may be up to 25% different as an approximation.

Maintenance

If the mural is damaged, the Client will determine if the Client can clean or repair the damage itself. If the Client determines that it cannot clean or repair the mural itself and the Client determines, at its sole discretion, to repair the mural, the Client will give the Designer the first opportunity to repair the mural. The Designer must let the Client know whether the Designer will repair the mural within 10 days of the Client's notification. The Designer must provide the Client with a date by when the Designer will repair the mural. If the Designer does not respond to the Client within 10 days or the Client determines that the Designer's repair date is not timely, the Client may contract with another individual or entity to repair, replace, or remove the mural at its sole discretion. The Client will cover the Designer's costs to repair the mural including, but not limited to, supplies and travel if the Designer repairs the mural. If the Client chooses to remove or cover the mural from the wall, Designer is not responsible for removal, movement, and/or disposal of the mural. Designer is not liable for any injury or damage resulting from moving or tampering with the mural.

Damage

Both Parties recognize that the chosen location for the mural is an intersection within a public street. Designer will take all reasonable measures to choose materials and install the mural in a manner to withstand vehicles, pedestrians, weather, and other sources of wear and tear common to a public street. Both Parties recognize that the mural will likely deteriorate faster than a mural installed upon a wall or

other surface not exposed to traffic and natural forces. Both Parties recognize that the mural may be damaged or destroyed due to maintenance or emergency work on or under the mural location or vandalism.

Delay

If the execution of the work is delayed by an act or neglect of the Client, by labor disputes, fire, unusual transportation delays, or by other external forces or natural calamities outside of Designers' control, the Designer shall be entitled to extend the completion date via verbal, or written notification to the Client, by the time equivalent to the period of such delay. Project timeline may be changed with written consent between both Parties and a new timeline must be created before any additional work is continued on the project. If the Client fails to comply with the agreed upon timeline, the project will be pushed back based on the Designer's schedule and Designer has the option to terminate the project.

Additional Compensation

Any additional artwork done by the Designer shall be negotiated and compensated separately from this Agreement.

Default

In the event any Party defaults in its obligations under the terms of this Agreement, in addition to all other remedies available, the non-defaulting Party can declare, at its option, this Agreement to be null and void. The non-defaulting Party of this Agreement shall be entitled to all costs and fees, including attorney's fees and costs, incurred to enforce the terms of this Agreement.

Warranty

The Designer represents and warrants that the mural will be an original creation of the Designer and will not infringe on any copyright, trademark, or other intellectual property right of another. The representation and warranty will survive the termination of this Agreement.

Indemnification

The Designer agrees to protect, defend, release, indemnify and hold harmless the Client and its officials, officers, employees, and agents from and against any and all losses, damages, claims, demands, actions, causes of action, penalties, expenses, litigation costs, attorneys' fees, expert witness fees, court costs, amounts paid in settlement, judgments, interest or other costs resulting from: (a) any claim by a third party that the mural or anything made, used, sold, or otherwise disposed of, in or as a result of this Mural Agreement, allegedly infringes any trademark, copyright, patent, trade secret or other intellectual property right of a third party; (b) loss of or damage to the property of any Party or third person arising from the negligence or willful misconduct of the Designer or their representatives, agents, or employees in the performance of this Agreement; or (c) the death or personal injury of any person, arising from the negligence or willful misconduct of the Designer or their representatives, agents or employees in the performance of this Agreement. This paragraph and its obligations will survive the termination of this Agreement.

Nonexclusive
This Agreement is not exclusive and does not limit the Client from entering into other agreements regarding the Mural Project.

Relationship of Parties
This Agreement does not create any legal relationship between the Parties including, but not limited to, that of partner, employee, agent, or contractor. The Parties have no authorization, express or implied, to bind the other Party.

Third-Party Benefits
This Agreement is for the sole benefit of the named Parties. Nothing contained in this Agreement is for or may be relied upon for the benefit of any other third party.

Assignment and Delegation
Designer or Client may not assign or delegate any part of this Agreement without the other Party's prior written consent.

Amendments
Designer and Cient may amend this Agreement by mutual written agreement. Any other modification is prohibited and invalid.

Severability
In the event that any part of this Agreement shall be determined unlawful or invalid by a court of competent jurisdiction then the remaining provisions shall continue in full force and effect.

Termination
Either Party may terminate this Agreement on three (3) days written notice via e-mail to the other Party in the event that the other Party is in breach with any provision of this Agreement and during the three-day period, the Party fails to cure such breach.

Waivers
No waiver of any term or provision of this Agreement will be valid unless such waiver is in writing signed by the Party against whom enforcement of the waiver is sought. The waiver of any term or provision of this Agreement will not apply to any subsequent breach of this Agreement.

Dispute Resolution
Any dispute arising under or relating to this Agreement will be resolved in the following order:

a. Good faith negotiations between the Parties for a limit of 90 days unless otherwise extended by mutual written agreement;
b. Good faith mediation with a mutually agreed upon mediator and with each Party paying one half of the mediation costs; and
c. Litigation. If a Party incurs any legal costs or attorney's fees in litigation to resolve a dispute arising under or relating to this Agreement, the prevailing Party may recover such costs and fees.

Governing Law and Venue

This Agreement is governed, construed and interpreted under the laws of the State of Utah. Any suit arising from this Agreement must be brought within the appropriate court in Salt Lake County, Utah.

Governing Document

This Agreement constitutes the entire agreement and understanding of Designer and Client with respect to the terms and conditions of the project and supersedes all prior and contemporaneous written or verbal agreements and understandings between Designer and Client relating to such subject matter. This Agreement may only be amended by a written instrument signed by Designer and Client.

Government Records Access and Management Act

The Client is a governmental entity that is subject to Utah's Government Records Access and Management Act, Utah Code Ann. §§ 63G-2-101 to -901. Any documents produced or collected under this Agreement may be subject to public access. If the Designer believes that a document should be protected under Utah Code Ann. §§ 63G-2-305(1) or (2), the Designer must clearly mark such documents as "Proprietary" or "Confidential" and provide a written claim of business confidentiality to the Client that complies with Utah Code Ann. § 63G-2-309(1). The Designer agrees to cooperate with and to supply any requested records to the Client with any public records request. This obligation will survive any suspension or termination this Agreement.

Laws and Regulations

At all times during this Agreement, the Designer and Client shall comply with all applicable federal, state, and local laws, rules, codes, orders, constitutions and regulations, including, but not limited to, applicable licensure and certification requirements. This includes not discriminating against any individual in an employment decision, including but not limited to hiring, selection of training, promotion, transfer, recruitment, or rates of pay, because of the individual's race, color, sex, age, religion, national origin, disability, pregnancy, familial status, veteran status, genetic information, sexual orientation, or gender identity.

Status Verification

Under the Utah Immigration Accountability and Enforcement Act, Utah Code Ann. §§ 63G-12-101 to -402, any entity physically performing services within Utah for a public employer is required to participate in Utah's Status Verification System. The Designer will provide the Client a certification of its compliance with this requirement prior to performing work under this Agreement.

Time

For the completion of the mural, time is of the essence.

Publicity

The Designer must submit all advertising and publicity matters relating to this Agreement to the Client for its written approval in its sole discretion.

Document Retention

The Designer must retain all working papers, reports, and all necessary records to properly account for Designer's performance and the payments made by the Client to the Designer under this Agreement. These records shall be retained by Designer for at least five years. The Client may extend the retention period by written notice. The Designer agrees to make all documents related to this Agreement available to the Client or third parties upon the Client's request.

Insurance

The Designer, at his or her own cost and expense, must secure and maintain Comprehensive General Liability Insurance with the Client as a named insured in the minimum amount of $1,000,000.00 in the aggregate and $500,000.00 per occurrence. The policy must provide that coverage will not be canceled or reduced without at least 30 days' prior written notice to the Client. Certificates evidencing such insurance coverage must be filed with the Client prior to or upon execution of this Agreement.

Successors and Assigns

The provisions of this Agreement will insure to the benefit of and will be binding upon the Client and its successors and assigns.

Counterparts

This Agreement may be executed in more than one counterpart, each of which will be deemed an original, but all of which together will constitute but one and the same instrument. An electronic signature, electronic copy thereof, or a photocopy of this Agreement shall have the same force and effect as the original.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on _____.

DESIGNER	CLIENT
_____	_____
(Signature)	Company Name
Name: _____	
	_____
Title: _____	(Signature)
Name: _____	Title: _____
	_____
	(signature)
	Title: _____

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

SUBJECT:

Consider **Resolution No. 2025-R-33** Providing Consent to Amend an Agreement with Salt Lake County for Community Development Block Grant Funds to Support the Redevelopment Agency's Home Repair Loan Program

SUBMITTED BY:

Moira Gray, RDA Project Manager

SUMMARY:

On July 1st, 2025, Midvale City was awarded $100,000 in Community Development Block Grant (CDBG) funding from Salt Lake County for the Redevelopment Agency's Home Repair Loan Program (HRLP). All of these funds have been spent, and the County has awarded Midvale City a bonus award of $100,000 to continue to support this program until December 31, 2026. Resolution No. 2026-R-33 authorizes the Mayor to amend the Agreement with Salt Lake County to accept the additional funds and extend the period of performance until December 31st, 2026.

FISCAL IMPACT:

Midvale City was awarded a total of $100,000 in CDBG funds to support the Home Repair Loan Program for Program Year 25-26. This amendment will add an additional $100,000 of CDBG funds to the project and extend the deadline to expend the remaining funds to December 31, 2026.

STAFF RECOMMENDATION AND MOTION

"I move that we suspend the rules* and pass Resolution No. 2026-R-33, authorizing the Mayor to amend an agreement with Salt Lake County for Community Development Block Grant Funds to support the Redevelopment Agency's Home Repair Loan Program."

* It is necessary to suspend the rules as Salt Lake County has a strict deadline to have the Amendment signed.

ATTACHMENTS:

Resolution No. 2026-R-33
Amendment One of the CDBG Subrecipient Agreement between Salt Lake County and Midvale City
CDBG Agreement between Midvale City and Salt Lake County

MIDVALE CITY, UTAH
RESOLUTION NO. 2026-R-33

A RESOLUTION PROVIDING CONSENT TO AMEND AN AGREEMENT WITH SALT LAKE COUNTY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS TO SUPPORT THE REDEVELOPMENT AGENCY'S HOME REPAIR LOAN PROGRAM.

WHEREAS, on July 1st, 2025, Midvale City was awarded $100,000.00 in CDBG funding to support the Redevelopment Agency's Home Repair Loan Program (HRLP); and

WHEREAS, the original award has been spent; and

WHEREAS, Salt Lake County and Midvale City have drafted an Amendment to extend the performance period for CDBG funds until December 31, 2026;

WHEREAS, the Amendment also awards Midvale City an additional $100,000.00 in CDBG funds to support the Home Repair Loan Program;

NOW THEREFORE BE IT RESOLVED, that based on the foregoing, the Midvale City Council authorizes the Mayor to sign Amendment One to the Agreement between Midvale City and Salt Lake County for CDBG funding attached to this Resolution as **Exhibit "A"**.

This Resolution shall become effective immediately upon passage thereof.

PASSED AND APPROVED this 2nd day of June 2026.

By: _____
Dustin Gettel, Mayor

ATTEST:

By: _____
Rori L. Andreason, MMC
H.R. Director / City Recorder

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

SALT LAKE COUNTY
Community Development Block Grant Project
County Contract No. HCD25002CH
District Attorney No. 25CIV0011391
CFDA No: 14.218

AMENDMENT ONE
of the
CDBG SUBRECIPIENT AGREEMENT
between
SALT LAKE COUNTY
and
MIDVALE CITY

THIS AMENDMENT ONE ("Amendment"), is entered into and shall be effective as of March 1, 2026, by and between **SALT LAKE COUNTY**, a body corporate and politic of the State of Utah, with its address located at 2001 South State Street, Salt Lake City, Utah 84190 ("County"), and **MIDVALE CITY CORPORATION**, a municipal corporation of the State of Utah, with a business address located at 7505 South Holden St., Midvale, UT 84047 ("Subrecipient"). UEI: SRDNLV6ZRXW8. County and Subrecipient may be referred to jointly as the "Parties" and individually as a "Party."

RECITALS

WHEREAS, the Parties entered into that certain CDBG Subrecipient Agreement effective as of July 1, 2025, (the "Agreement"), which Agreement is identified as Salt Lake County Contract No. HCD25002CH and has a period of performance beginning on July 1, 2025, and ending on June 30, 2026, and a contract expiration date of August 31, 2026; and

WHEREAS, the Agreement permits modifications by written amendment upon mutual consent of the Parties; and

WHEREAS, the Parties desire to amend certain provisions of the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Amendment, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties intending to be legally bound, covenant and agree as follows:

1. FUNDING AMOUNT.
   Paragraph 3 of the Agreement titled "FUNDING AMOUNT" is hereby amended to read in its entirety as follows:

- Total Agreement amount of Two Hundred Thousand Dollars. ($200,000.00).

2. PROJECT STATEMENT OF WORK.
   Paragraph 4(b) of the Agreement, titled "PROJECT(S) STATEMENT OF WORK" is amended to read as follows:

   - b. Total project cost: $484,374.00

3. SUBAWARD INFORMATION.
   Paragraph 5 of the Agreement, titled "SUBAWARD INFORMATION" is amended as follows:

   - iv. Amount of Federal Funds Obligated to Subrecipient by this Agreement: Two Hundred Thousand Dollars ($200,000.00)
   - v. Total Amount of Federal Funds Obligated to Subrecipient by County, including current obligation: Two Hundred Thousand Dollars ($200,000.00)
   - vi. Total Amount of the Federal Awards committed to Subrecipient: Two Hundred Thousand Dollars and No/100 ($200,000.00)

4. PERIOD OF PERFORMANCE.
   Paragraph 6 of the Agreement, titled "PERIOD OF PERFORMANCE" is amended as follows:

   - b. Period of performance terminates 12/31/2026
   - c. Agreement expires as of 02/28/2027

5. ATTACHMENT C – PROJECT BUDGET.
   Attachment C of the Agreement is amended as follows:

   - "Total Project Cost" amount is amended to "$484,374.00"
   - "Contract Amount" amount is amended to "$200,000.00"
   - Line item "Contracted Services" amount is amended to "$200,000.00"
   - "Total Contract Budget Amount" amount is amended to "$200,000.00"

6. All parts, paragraphs, attachments and other provisions of the Agreement and any prior amendments thereof not specifically modified by this Amendment shall be the same and remain in full force and effect. If this Amendment is executed more recently than the expiration of the period of performance stated in the Agreement, then this Amendment shall relate back to and be effective from the last day of the previous period of performance.

[Signature Page Follows Below]

County Contract No. HCD25002CH
District Attorney No. 25CIV0011391

CDBG SUBRECIPIENT AGREEMENT
Between
SALT LAKE COUNTY
And
MIDVALE CITY

THIS SUBRECIPIENT AGREEMENT ("Agreement"), is between Salt Lake County, a body corporate and politic of the State of Utah, with its address located at 2001 South State Street, Salt Lake City, Utah 84190 ("County"), and Midvale City Corporation a municipal corporation of the State of Utah, with its business address located at 7505 South Holden St., Midvale, UT 84047, ("Subrecipient"), UEI Number: SRDNLV6ZRXW8.

RECITALS

WHEREAS, Salt Lake County has entered into a grant agreement (the "Grant Agreement") with the United States Department of Housing and Urban Development ("HUD") for formula grant disbursement to conduct the Community Development Block Grant program ("CDBG") pursuant under the r Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. 5301 et seq. and subject to the rules and regulations, promulgated by HUD governing the conduct of Community Development Block Grant program, but not limited to, Title 24, Part 92 of the Code of Federal Regulations ("CFR") (the "Rules and Regulations"); and the applicable provisions of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (the "Super Circular").

WHEREAS, In response to the County Request for Grant Applications ("RFA") released in Fall of 2024, CDBG funds to support a Home Repair Loan Program, Subrecipient submitted an application outlining the planned use of these awarded funds to carry out the Midvale City Home Repair Loan Program (HRLP) ("Project"). The Redevelopment Agency (RDA) of Midvale City will utilize the CDBG funds to support a home repair loan program (HRLP) that will be administered by Midvale City and NeighborWorks Salt Lake (NWSL). The activities include forgivable loans, housing counseling, and all administrative costs.

WHEREAS, based on recommendations made by the Salt Lake County Urban Mayors, the Mayor of Salt Lake County approved the sub-grant of funds described in this Agreement to be used for eligible CDBG activities.

NOW THEREFORE, in consideration of the mutual covenants contained in this Agreement, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties intending to be legally bound, covenant and agree as follows:

1. INCORPORATION BY REFERENCE

a. The Recitals stated above are incorporated herein and made a material part of this Agreement by this reference.

2. SUBRECIPIENT'S CONTACT PERSON

a. Subrecipient Contact Person: Dustin Gettell, Mayor

3. FUNDING AMOUNT

a. Total Agreement amount of One Hundred Thousand Dollars and No/100. ($100,000.00).

4. PROJECT(S) STATEMENT OF WORK

a. Project name: Midvale City Home Repair Loan Program (HRLP)
b. Total project cost: $384,374.00
c. HRLP improvements will address emergency repairs, eliminate blight, conserve energy, and preserve the housing community within Midvale's city limits. Funds will be available on a first-come, first-served basis. "CDBG funds" will be utilized to pay for the contracted administrative costs of the Home Repair Loan Program (HRLP), which provides forgivable loans of up to $15,000.00 to approximately 10-15 Households. Contracted services will be provided by NeighborWorks Salt Lake (NWSL).
d. Program Service Provider: NeighborWorks® Salt Lake. Katee Hansen - Director of Homeownership Services. 622 W 500 N SLC, UT 84116 | 801-656-6122 | kateeh@nwsaltlake.org

5. SUBAWARD INFORMATION

a. The following information is provided pursuant to 2 CFR 200.332(a)(1):

i. Subrecipient Unique Entity Identifier (UEI) Number: SRDNLV6ZRXW8.
ii. Federal Award Identification No (FAIN): B25UC490001
iii. Federal Award Date: July 1st, 2025
iv. Amount of Federal Funds Obligated to Subrecipient by this Agreement: One Hundred Thousand Dollars and No/100. ($100,000.00)
v. Total Amount of Federal Funds Obligated to Subrecipient by County, including current obligation: One Hundred Thousand Dollars and No/100. ($100,000.00)
vi. Total Amount of the Federal Awards committed to Subrecipient: One Hundred Thousand Dollars and No/100. ($100,000.00)
vii. CFDA # 14.218
viii. CFDA Program: Community Development Block Grant
ix. Is Award Research and Development: No
x. Indirect Cost Rate for Federal Award for County: N/A

6. PERIOD OF PERFORMANCE

a. Period of performance begins 07/01/2025

b. Period of performance terminates 06/30/2026
c. Agreement expires as of 08/31/2026

7. DOCUMENTS INCORPORATED INTO THIS GRANT AND ATTACHED

ATTACHMENT A: General Terms and Conditions

ATTACHMENT B: Project Statement of Work

ATTACHMENT C: Project Budget

Any conflicts between Attachment A and other attachments will be resolved in favor of Attachment A.

8. DOCUMENTS INCORPORATED INTO THIS GRANT BY REFERENCE BUT NOT ATTACHED

a. All other governmental laws, regulations, or actions applicable to the services authorized by this Agreement.

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be approved by its governing body or board and to be duly executed on the following dates:

MIDVALE CITY

By:_____

Title:_____

Date: _____

The individual signing above hereby represents and that they are duly authorized to execute and deliver this Agreement on behalf of the Subrecipient by authority of law, and that this Agreement is binding upon Subrecipient. A person who makes a false representation of authority may be subject to criminal prosecution under Utah Code § 76-8-504.

SALT LAKE COUNTY

By: _____
Mayor or Designee

Date:_____

Division Approval:

By:_____
Director or Designee

Reviewed and Approved as to Form and Legality:

By:_____
Melanie F. Mitchell
Senior Deputy District Attorney

IN WITNESS WHEREOF, each of the Parties has caused this Amendment to be approved by its governing body or board and to be duly executed on the following dates:

Subrecipient Name:
MIDVALE CITY CORPORATION:

By: _____

Title: _____

Date: _____

SALT LAKE COUNTY:

By:_____
Mayor or designee

Date: _____

Division Approval:

By: _____
Director or Designee

Date: _____

Reviewed and Advised as to Form and Legality:

By: _____
John E. Diaz
Senior Deputy District Attorney
Salt Lake County

ATTACHMENT A:
GENERAL TERMS AND CONDITIONS

1. Project Responsibility. County's Division of Housing and Community Development ("HCD") is hereby designated as the representative of County regarding all CDBG Project matters and shall be responsible for the overall administration and management of that program and the manner in which the activities or projects described herein are conducted. County will monitor the performance of Subrecipient against goals and performance standards required in Attachment B - Statement of Work. Substandard performance as determined by County will constitute non-compliance with the agreement. If action to correct such substandard performance is not taken by Subrecipient within a reasonable period of time after being notified by County, suspension or termination procedures will be initiated which may result in withdrawal or termination of funding.

2. Project Budget.

a. A budget ("Budget(s)") must be prepared for each of the Projects subject to this Agreement and submitted to County for review prior to the start of each of the Project(s). These Budgets must be approved by County and be attached to this Agreement when executed. The Project(s) shall be identified in Attachment C, with a sub-attachment number, if appropriate, for each Project. Each of the Budget(s) shall be prepared in a format that is acceptable to County and, in general, shall list the major cost elements of the Project with the estimated cost of each of those elements equaling in sum total the fixed total project cost to be paid or reimbursed to Subrecipient for that Project.

b. Subrecipient shall adhere to the requirements of the Budget(s) as approved by County but is not precluded from making changes in the amounts budgeted for the major cost elements within the Budget(s) or between Project Budgets as such changes become necessary. All changes however, within the Budget(s), shall be reported to County in a timely manner for acceptance and approval. All proposed changes in the total amount of any of the Budget(s) under this Agreement that would increase or decrease the total amount of funding specified in Paragraph 6(A), or result in a change in the scope, location or beneficiaries of the Project, shall be submitted to County for prior approval and must be formally authorized by a written amendment to this Agreement in accordance with the provisions of Paragraph 8.

3. Eligible Costs. All costs which are incurred on any of the Project(s) by Subrecipient during the period of performance of this Agreement and which have been determined by County to be appropriate and allowable costs of the Project(s) shall be eligible for reimbursement and payment hereunder.

4. Extension Periods. This Agreement may be extended by written amendment at County's sole option.

5. Time is of the Essence. All performance of this Agreement shall be undertaken and completed by the Subrecipient in an expeditious manner and shall not extend beyond the end of the contract expiration date unless this Agreement is extended by amendment.

6. Funding Amount.

a. Subject to the requirements of this Agreement, County will fund the Subrecipient for the full performance of this Agreement and the actual conduct of the Project(s) specified herein undertaken by Subrecipient. This is a fixed ceiling amount and shall not be considered as an "estimate-of-cost," "percentage-of-cost" or any kind of "cost-plus" sum, price, or amount. In addition, as used in this Agreement, unless the context indicates otherwise, the words "expend," "expended" and "expenditure" shall include all amounts obligated or committed by Subrecipient by written agreement (including unilateral purchase orders) for expenditure on the Project(s).

b. Subrecipient must make a concerted, good-faith effort to expend the total subgrant within the Period of Performance. Subrecipient costs and expenditures, however, shall not exceed the total funding amount. County shall not be liable for or reimburse Subrecipient for any extra costs or overruns on the Project(s) or any additional funding in excess of the total amount stated in this Agreement without prior written amendment.

c. In the event the full funding amount to be paid or reimbursed hereunder by County is not expended by Subrecipient for project costs as specified in Attachment C by the end of the contract expiration date, as that period may have been extended or otherwise changed, Subrecipient shall refund, release or transfer any unexpended amount back to County within thirty (30) days. Any project funds held by County at the end of the Period of Performance or refunded, released or transferred to County shall be reallocated by County. Subrecipient shall be eligible to apply for these funds but shall have no greater priority than any other applicant.

d. In the event that congressional action, HUD rules and regulations, or other lawful directive modifies or reduces the funds and/or services obligated under this Agreement, Subrecipient shall, upon notice from County, immediately modify or reduce the scope of work or cease expenditures hereunder as directed by Congress, HUD, County or other lawful directive.

e. Subrecipient further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

7. Methods of Disbursement.

a. Subrecipient may request disbursement from County of that part of the funding amount relating to a particular Project, either on the basis of a lump sum reimbursement of the Project costs upon completion or on the basis of periodic reimbursement payments during the course of a Project as the funds for that Project are expended.

b. A request by Subrecipient for either a lump sum or for periodic reimbursement payments on a Project shall be in a form and content as prescribed by County and shall be submitted to County for review and for a determination of eligibility for payment. Upon approval by County, that division will submit the request to the appropriate County offices and divisions for processing and payment. Requests for periodic payments shall be supported and documented as required by County on the basis of costs actually incurred by Subrecipient on a Project during the period for which payment is requested.

c. Prepayment of the funds or a partial advance of funds to Subrecipient for a Project may

be made by County if the nature of the Project or unusual circumstances justify such payment. Any prepayment or advance payment made hereunder must be justified in writing by Subrecipient and must be pre-approved and authorized by County. With the exception of certain advances, payments will be made for eligible expenses actually incurred by Subrecipient, and are not to exceed actual cash requirements. Payments will be adjusted by County in accordance with advance fund and program income balances available in Subrecipient accounts. In addition, County reserves the right to liquidate funds available under this Agreement for costs incurred by County on behalf of Subrecipient.

d. Expenditures under this Agreement, whether or not prepaid, determined by County or HUD to be ineligible for reimbursement or which are inadequately documented will upon written request be immediately refunded to County by Subrecipient.

e. No requests for reimbursement or other payments under this Agreement due to cost overruns of any kind on the Project(s) shall be approved, allowed, or paid by County unless the amount requested has been approved by a written amendment.

8. Amendments.

a. Either of the Parties may request amendments to any of the provisions of this Agreement at any time during the period of performance but no amendment shall be made or performed until it has been mutually agreed to by the Parties. All amendments shall be authorized by a duly executed modification of this Agreement prior to any work being done, except that, extensions of time amendments in the Period of Performance and contract expiration date may be authorized and given by County as provided below.

b. County may, in its discretion, amend this Agreement to conform with federal, state, or local governmental guidelines, policies, and available funding amounts, or for other reasons. If such amendments result in a change in the purpose, the scope of services, the location, or beneficiaries of the Project(s) to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both County and Subrecipient.

9. Consultation and Technical Assistance. County will be available to provide technical assistance upon written request of the Subrecipient or as County deems necessary for improved Program operation.

10. Additional Requirements.

a. **Compliance**.

Subrecipient agrees to comply with the requirements of the CDBG Program regulations found at 24 CFR Part 570, including Subpart K of these regulations, and all incorporated and related federal regulations, statutes, policies, and directives, as applicable. Notwithstanding the foregoing, (1) the Subrecipient does not assume the any of County's environmental responsibilities under 24CFR 570.604 and (2) the Subrecipient does not assume any of the County's responsibilities for initiating the review process under the provisions of 24 CFR Part 52.

i. In accordance with the applicable statutes and the regulations governing the consolidated plan regulations and this Agreement, the Subrecipient will abide by

the applicable certifications found at: https://www.hudexchange.info/resource/2396/consolidated-plan-certifications-state-and-non-state/

b. **Independent Contractor**. The relationship of County and Subrecipient under this Agreement shall be that of an independent contractor status. Each Party shall have the entire responsibility to discharge all of the obligations of an independent contractor under federal, state and local law, including but not limited to, those obligations relating to employee supervision, benefits and wages; taxes; unemployment compensation and insurance; social security; worker's compensation; disability pensions and tax withholdings, including the filing of all returns and reports and the payment of all taxes, assessments and contributions and other sums required of an independent contractor. Nothing contained in this Agreement shall be construed to create the relationship between County and Subrecipient of employer and employee, partners or joint venturers. The Parties agree that Subrecipient's obligations under this Agreement are solely to the County. This Agreement shall not confer any rights to third parties unless otherwise expressly provided for under this Agreement.

c. **Licensing**. Subrecipient will obtain all licenses, permits and/or certificates required by federal, state, and local government statutes, laws, ordinances and/or regulations required by every governmental jurisdiction in which the Program is provided for the duration of this Agreement. Subrecipient shall have said licenses, permits, and certificates available during normal business hours for inspection by County.

d. **Indemnification**. If Subrecipient is a governmental entity under the Governmental Immunity Act of Utah, Section 63G-7-101 et seq., Utah Code Ann. (2021) (hereinafter "the Act"), then, consistent with the terms of the Act, the parties agree that each party is responsible and liable for any wrongful or negligent acts which it commits, or which are committed by its agents, officials or employees. Neither Party waives any defenses or limits of liability otherwise available under the Act.

e. **Insurance for contracts over Fifty Thousand Dollars ($50,000.00) and all Facility Improvement Projects.** Subrecipient shall, at its sole cost and expense, secure and maintain during the term of this Agreement, including all renewal or additional terms, the following minimum insurance coverage:

i. **General Insurance Requirements for All Policies**.

1. Any insurance coverage required herein that is written on a "claims made" form rather than on an "occurrence" form shall (i) provide full prior acts coverage or have a retroactive date effective before the date of this Agreement and (ii) be maintained for a period of at least three (3) years following the end of the term of this Agreement or contain a comparable "extended discovery" clause. Evidence of current extended discovery coverage and the purchase options available upon policy termination shall be provided to County.

2. All policies of insurance shall be issued by insurance companies licensed to do

business in the State of Utah and either:

a. Currently rated A- or better by A.M. Best Company; (1A) for construction contracts only, the insurer must also have an A.M. Best Company financial size category rating of not less than VII.

—OR—

b. Listed in the United States Treasury Department's current listing of Approved Sureties (Department Circular 570), as amended.

ii. Subrecipient shall furnish certificates of insurance, acceptable to County, verifying compliance with the insurance requirements herein prior to the execution of this Agreement. Subrecipient shall also provide updated certificates of insurance on or before the anniversary date of any of the evidenced policies throughout the life of this Agreement.

iii. In the event any work is subcontracted, Subrecipient shall require its subcontractor, at no cost to County, to secure and maintain all minimum insurance coverages required of Subrecipient hereunder.

iv. Subrecipient's insurance policies shall be primary and non-contributory to any other coverage available to County. The workers' compensation, general liability, and auto liability policies shall be endorsed with a waiver of subrogation in favor of County.

v. In the event that governmental immunity limits are subsequently altered by legislation or judicial opinion, Subrecipient shall provide a new certificate of insurance within thirty (30) days after being notified thereof in writing by County, certifying coverage in compliance with the modified limits or, if no new limits are specified, in an amount acceptable to County.

vi. All required certificates and policies shall provide that coverage thereunder shall not be canceled or modified without providing thirty (30) days prior written notice to County in a manner approved by the County District Attorney.

vii. In the event Subrecipient fails to maintain and keep in force any insurance policies as required herein, County shall have the right at its sole discretion to obtain such coverage and reduce payments to Subrecipient for the costs of said insurance.

f. **Required Insurance Policies**. Subrecipient agrees to secure and maintain the following required policies of insurance in accordance with the general insurance requirements set forth in the preceding subsection:

i. Workers' compensation and employer's liability insurance sufficient to cover all of Subrecipient's employees unless a waiver of coverage is allowed and acquired pursuant to Utah law. This requirement includes contractors who are doing business as an individual

and/or as a sole proprietor as well as corporations, limited liability companies, joint ventures and partnerships. In the event any work is subcontracted, Subrecipient shall require its subcontractor(s) similarly to provide workers' compensation insurance for all of the latter's employees, unless a waiver of coverage is allowed and acquired pursuant to Utah law. (County is not to be an additional insured under Subrecipient's workers' compensation insurance).

ii. Commercial general liability insurance, on an occurrence form, naming County as an additional insured, in the minimum amount of One Million Dollars ($1,000,000.00) per occurrence with a Two Million Dollars ($2,000,000.00) general policy aggregate and Two Million Dollars ($2,000,000.00) products completed operations policy aggregate. The policy shall protect County, Subrecipient and any subcontractor from claims for damages for personal injury, including accidental death and from claims for property damage that may arise from Subrecipient's operations under this Agreement, whether performed by Subrecipient itself, any subcontractor, or anyone directly or indirectly employed by either of them. Such insurance shall provide coverage for premises operations, acts of independent contractors and completed operations. The policy shall be primary and not contributing to any other policy or coverage available to County whether such coverage be primary, contributing, or excess.

iii. Professional liability insurance with a minimum policy limit of One Million Dollars ($1,000,000.00) per occurrence. (County is not to be an additional insured for professional liability insurance).

iv. If Subrecipient will be operating a vehicle in connection with any services rendered under this Agreement, regardless of the amount provided in the Agreement, Commercial automobile liability insurance that provides coverage for owned, hired and non-owned automobiles, in the minimum amount of One Million Dollars ($1,000,000.00) per occurrence.

—OR IF THERE WILL NOT BE ANY VEHICLE OPERATIONS—

v. Subrecipient shall not operate a vehicle in connection with any services rendered under this Agreement. Inasmuch as Subrecipient agrees not to operate a vehicle in connection with services rendered under this Agreement, County shall not require Subrecipient to provide commercial automobile liability insurance.

g. **Bond Requirements**. If the Project(s) involves construction or rehabilitation costing Twenty-Five Thousand Dollars ($25,000.00) or more, Subrecipient shall require that contractors furnish, at the contractors' expense, a separate performance bond and a labor and materials bond, each for an amount not less than one hundred percent (100%) of the contract price, or such other assurances as approved in writing by County. If required, the bonds shall be issued by a qualified corporate surety licensed to transact business in Utah. If at any time during performance of the work, the surety on the bonds shall be disqualified from doing business in Utah, or shall become insolvent or otherwise impaired, contractors shall furnish bonds from an alternate surety acceptable to County and Subrecipient. The bonds shall remain in effect until completion of the Project(s) including

completion of all warranty and guaranty work and shall be delivered to County prior to the commencement of any work. Subrecipient shall secure an increase in the bonds in an amount equal to the cost of any additional work authorized pursuant to a duly executed change order or amendment to this Agreement.

h. **Grantor Recognition**. Subrecipient shall insure recognition of the role of HUD in providing services through this Agreement. All activities, facilities, and items funded under this Agreement shall be prominently labeled as to funding source. In addition, Subrecipient will include a reference to the support provided herein in all publications made possible with funds made available under this Agreement.

i. **Suspension or Termination**. Either Party may terminate this Agreement for convenience at any time, as set forth at 2 CFR Sections 339 and 340, by giving thirty (30) days written notice to the other Party of such termination. Partial terminations of the Project(s) identified in this Agreement may only be undertaken with the prior approval of County. In the event of any termination for convenience, all finished or unfinished documents, data, studies, surveys, maps, models, photographs, reports or other materials prepared by Subrecipient under this Agreement shall, at the option of County, become the property of County, and Subrecipient shall be entitled to receive just and equitable compensations for any satisfactory work completed on such documents or materials prior to the termination. County may also suspend or terminate this Agreement, in whole or in part, in accordance with the provisions of 2 CFR Sections 338 - 342, if Subrecipient materially fails to comply with any term of this Agreement, or with any of the rules, regulations or provisions referred to herein; and County may declare Subrecipient ineligible for any further participation in County's contracts, in addition to other remedies as provided by law.

j. **Build America Buy America-** Build America, Buy America Act. The Build America, Buy America Act ("BABA") (Pub. L. No. 117-58, §§ 70901-52) enacted as part of the Infrastructure Investment and Jobs Act ("IIJA") (Pub. L. 117-58) on November 15, 2021, established a domestic content procurement preference for all Federal financial assistance obligated for infrastructure projects after May 14, 2022. Recipients of an award of Federal financial assistance from a program for infrastructure may not use funds provided under this award for a project for infrastructure unless:

   i. All iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;

   ii. All manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than fifty-five percent (55%) of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

iii. The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project. When necessary, Subrecipients may apply for, and HUD may grant, a waiver from these requirements. Subrecipient may request information from County on the process for requesting a waiver from these requirements.

11. Administrative Requirements.

a. **Uniform Requirements**. The Subrecipient and its agencies or instrumentalities and subrecipients shall comply with applicable uniform administrative requirements, cost principles, and audit requirements as described in 2 CFR Part 200 and as modified by 24 CFR § 570.502. The Super Circular supersedes and consolidates the requirements from OMB Circulars A-21, A-50, A-87, A-89, A-102, A-110, A-122, and A-13.

b. **Financial Management**. Subrecipient agrees to comply with the standards for financial and program management in accordance with 2 CFR Part 200, Subpart D and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

c. **Cost Principles**. Subrecipient, as specified in 24 CFR § 570.502(a), shall administer its program in conformance with 2 CFR Part 200, Subpart E, as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

12. Documentation and Record-Keeping.

a. **Records to be Maintained**. Subrecipient shall maintain all records required by the federal regulations specified in 24 CFR § 570.506, pertinent to the activities to be funded under this Agreement.

b. **Retention**. Records shall be retained for the periods set forth at 24 CFR § 570.502(a)(7)(ii) and 2 CFR § 200.333. The retention period for individual CDBG activities shall be the longer of three (3) years after the expiration/termination of the agreement or after the submission of the annual performance and evaluation report in which the specific activity is reported on for the final time by County. Records subject to reversion of assets or change or use provisions must be maintained for as long as those provisions continue to apply to the activity. Records of outstanding loan balances or other receivables or contingent liabilities must be retained until such receivables or liabilities have been satisfied. Records for non-expendable property acquired with funds under this Agreement shall be retained for three (3) years after final disposition of such property. Records for any displaced person must be kept for three (3) years after he/she has received final payment. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the three-year period, then such records must be retained until completion of the actions and resolution of all issues, or the

expiration of the three-year period, whichever occurs later.

c. **Client Data**. Subrecipient shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to County monitors or their designees for review upon request.

d. **Disclosure**. Subrecipient understands that client information collected under this Agreement is private and the use or disclosure of such information, when not directly connected with the administration of County's or Subrecipient's responsibilities with respect to services provided under this Agreement, is prohibited without lawful court order unless written consent is obtained from such person receiving service and, in the case of a minor, that of a responsible parent/guardian.

e. **Property Records**. The Subrecipient shall maintain real property inventory records, which clearly identify properties purchased, improved, or sold. Subrecipient will adhere to 2 CFR § 200.329, which requires annual reporting of real property for which there is a Federal interest. If the Federal interest extends beyond fifteen (15) years the reporting periods are multi-year reporting periods.

13. Close-Outs. Subrecipient's obligation to County shall not end until all close-out requirements, which are set forth at 2 CFR § 200.343, are completed. Activities during this close-out period shall include, but are not limited to making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to County), and determining the custodianship of records.

14. Audits & Inspections. All Subrecipient records with respect to any matters covered by this Agreement shall be made available to County, grantor agency, their designees or the federal government, at any time during normal business hours, as often as County or grantor agency deems necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by Subrecipient within a time period as agreed upon by County and Subrecipient after receipt by Subrecipient. Failure of Subrecipient to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments or refunding of payments to County. Subrecipient hereby agrees to have an annual agency audit conducted in accordance with current County policy concerning Subrecipient audits and, as applicable, 2 CFR Part 200, Subpart F.

15. Program Income.

a. All program income, as defined at 24 CFR § 570.500(a), will be returned to County immediately upon being earned. Program income is defined in § 570.500(a) of the Rules and Regulations as gross income received by Subrecipient which is directly generated from the use of the CDBG funds provided hereunder, except as specifically excluded under 24 CFR § 570.500(a)(4).

b. Any program income in possession of Subrecipient that has not been returned to County when this Agreement expires or is terminated or is received by Subrecipient after this Agreement expires or is terminated, shall be transferred or paid to County in accordance with the provisions contained herein, referred to as "Reversion of Assets".

16. Indirect Costs. Indirect costs may be charged if Subrecipient develops an indirect cost allocation plan, prepared in accordance with 2 CFR Part 200, Subpart E, for determining the appropriate Subrecipient's share of administrative costs and shall submit such plan to County for approval.

17. Progress Reports. During the actual conduct of the Project, Subrecipient shall prepare and submit to County every three (3) months, or as otherwise outlined in Attachment B: Project Statement of Work, a detailed project status report. The report format shall be as approved by County but must show, at a minimum, the current performance status of the Project being reported, the costs and contractual commitments incurred to date that have been charged to that project, information relating to the HUD performance indicators.

18. Reversion of Assets. As provided in 24 CFR § 570.503(b)(7), upon the expiration or termination of this Agreement, Subrecipient shall release to County any unexpended CDBG funds provided under this Agreement, all program income in its possession which it has not returned to County, and any accounts receivable attributable to the use of CDBG funds provided under this Agreement. Any real property in the control of Subrecipient that was acquired or improved with CDBG funds provided under this Agreement shall be managed in compliance with County's policy regarding the use of CDBG-assisted real property, as follows:

a. **Acquired with CDBG Funds**. All property acquired by Subrecipient in whole or in part with CDBG funds must be used for a period of fifteen (15) years following the expiration or termination of this Agreement to meet one of the national objectives, found at 24 CFR § 570.208, of benefiting low- and moderate-income persons; aiding in the prevention or elimination of slums and blight; or meeting community development needs having a particular urgency. A deed restriction will be recorded against any property acquired with funds allocated by this Agreement. Subrecipient agrees to have this deed restriction in place prior to or in conjunction with expenditure of funds provided by this Agreement.

b. **Improved with CDBG Funds**. All property improved in whole or in part with CDBG funds must be used by Subrecipient to meet one of the national objectives found at 24 CFR § 570.208 in accordance with the following timetable:

i. All properties receiving improvement funds below Two Hundred Thousand Dollars ($200,000.00) must be used for eligible activities for five (5) years;

ii. All properties receiving improvement funds of Two Hundred Thousand Dollars ($200,000.00) or more must be used for eligible activities for fifteen (15) years;

iii. A deed restriction will be recorded against any property improved with funds allocated by this Agreement. Subrecipient agrees to have this deed restriction in place prior to or in conjunction with expenditure of funds provided by this Agreement.

c. The County will not consider a change of use of the Project during the timeline outlined above

d. The threshold amounts set forth in Subparagraph b. above are cumulative, based on the total CDBG funding provided to Subrecipient in this Agreement for acquisition or improvement of real property, plus any previous or subsequent CDBG funding provided by County to acquire or improve said real property.

19. Procurement. Subrecipient shall procure all materials, property, or services in accordance with the Procurement Standards of 2 CFR Part 200, Subpart D, except to the extent that the County's Purchasing Procedures are more restrictive, Subrecipient shall follow the County's procedures pursuant to Chapter 3.20 of the Salt Lake County Code of Ordinances. In the event the procurement standards of the Subrecipient are more restrictive than those in Chapter 3.20 or 2 CFR §§ 200.317 - 326, the more restrictive standards and requirements will apply.

20. Equipment. Equipment means tangible nonexpendable personal property having a useful life of more than one (1) year and an acquisition cost of Five Thousand Dollars ($5,000.00) or more per unit (2 CFR § 200.33). Subrecipient shall comply with 2 CFR Part 200, Subpart D as modified by 24 CFR § 570.502(a)(6) and County policy regarding the use, maintenance and disposition of equipment. In the event the policies of Subrecipient are more restrictive than those in 2 CFR Part 200, Subpart D the more restrictive standards and requirements will apply**.**

21. Personnel & Participant Conditions.

a. **Civil Rights**.

i. Nondiscrimination and Equal Opportunity.

(1) Subrecipient, and all persons acting on its behalf, agree to comply with the non-discrimination and equal opportunity requirements set forth in 24 CFR § 5.105 and with all federal, state and county laws governing discrimination, and they shall not discriminate in the application, screening, employment, participation, or any other involvement of any person in relation to any phase of the Project(s).

(2) Subrecipient will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance. Subrecipient will take affirmative action to ensure that all employment practices are free from such discrimination. Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Subrecipient agrees to post in conspicuous places notices setting forth the provisions of this nondiscrimination clause.

(3) Subrecipient will, in all solicitations or advertisements for employees, state that it is an Equal Opportunity employer. Subrecipient must comply with the Civil Rights Act of 1964, and as supplemented by regulations at 41 CFR Part 60, as enforced by the Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.

ii. **Excessive Force.** Subrecipient agrees that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

iii. **Land Covenants**. This Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR §§ 570.601 and 602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this Agreement, Subrecipient shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or rental, or in the use or occupancy of such land, or in any improvements erected or to be erected thereon, providing that County and the United States are beneficiaries of and entitled to enforce such covenants. Subrecipient, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not itself so discriminate.

iv. **Section 504**. Subrecipient agrees to comply with any Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (290 U.S.C. 706), which prohibits discrimination against the disabled in any federally assisted program. County shall provide Subrecipient with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

b. **Anti-Discrimination**.

i. **Anti-Discrimination**. Subrecipient agrees that it shall be in compliance with all applicable Federal anti-discrimination laws as provided in the President's Executive Order 14173; and implementing regulations at 41 CFR Part 60.

ii. **Small Disadvantaged Businesses.** Subrecipient will use its best efforts to afford small disadvantaged business enterprises the maximum practicable opportunity to participate in the performance of this Agreement in keeping with the principles as provided in 16 U.S.C. 636 (j) and 16 U.S.C. 637(a); and Section 8(d) of the Small Business Act. Subrecipient may rely on written representations by businesses regarding their status as small disadvantaged business enterprises in lieu of an independent investigation.

iii. **Access to Records**. Subrecipient shall furnish and cause each of its own subgrantees or subcontractors to furnish all information and reports required by County and will permit access to its books, records, and accounts by County, HUD or its agent, or other authorized federal officials for purposes of investigation to ascertain compliance with the rules, regulations, and provisions stated herein.

iv. **EEO Statement**. Subrecipient will, in all solicitations or advertisements for

employees placed by or on behalf of Subrecipient, state that it is an Equal Opportunity employer.

v. **Section 3 Compliance**. Subrecipient, and any of Subrecipient's subrecipients and subcontractors, shall comply with the provisions of Section 3 of the Housing and Urban Development Act, as set forth at 24 CFR Part 135. Subrecipient certifies and agrees that no contractual or other impediment exists which would prevent compliance with these requirements. Subrecipient will include this section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. Subrecipient will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations. Subrecipient agrees to compile and provide to the County all HUD-required section 3 information regarding the hiring of low-income employees and (sub)contractors.

vi. **24 CFR 135.38 Section 3 clause.** All section 3 covered contracts shall include the following clause (referred to as the "section 3 clause"):

(1) The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

(2) The Parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the Parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the 24 CFR part 135 regulations.

(3) The Subrecipient agrees to send to each labor organization or representative of workers with which the Subrecipient has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the Subrecipient's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

(4) The Subrecipient agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to

take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The Subrecipient will not subcontract with any subcontractor where the Subrecipient has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.

(5) The Subrecipient will certify that any vacant employment positions, including training positions, that are filled (1) after the Subrecipient is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the Subrecipient's obligations under 24 CFR part 135.

(6) Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

vii. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self- Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian- owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

viii. **Subcontract Provisions**. Subrecipient will include the provisions of Paragraphs 21(A), Civil Rights, and 21(B), Anti-Discrimination, in every subcontract, specifically or by reference, so that such provisions will be binding upon each of its own subgrantees or subcontractors. Subrecipient will also include the entire section 3 Clause above in every subcontract so that such provisions will be binding upon each of its own subgrantees or (sub)contractors.

c. **Labor Standards**.

i. **Davis-Bacon**.

(1) For all contracts and subcontracts for construction, alteration, or repair in excess of Two Thousand Dollars ($2000.00), Subrecipient agrees to comply with the requirements of the Secretary of Labor in accordance with the provisions of the Davis-Bacon Act, 40 U.S.C. §276a1-276a7, as amended, including(a)(1) Minimum wages, (a)(2) Withholding, (a)(3) Payrolls and basic records, (a)(4) Apprentices and trainees, (a)(5) Compliance with Copeland Act requirements, (a)(6) Subcontracts, (a)(7) Contract termination: debarment, (a)(8) Compliance with Davis- Bacon and Related Act requirements, (a)(9) Disputes concerning labor standards and (a)(10) Certification of eligibility.

(2) Subrecipient agrees that, except for the rehabilitation or construction of residential property containing less than eight (8) units, all contracts or subcontracts in excess of Two Thousand Dollars ($2,000.00) for construction, renovation or repair work financed in whole or in part with assistance provided under this Agreement, shall comply with federal requirements pertaining to such contracts and with the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided, that if the wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve Subrecipient of its obligation, if any, to require payment of the higher wage. Subrecipient shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirements of this paragraph.

ii. **Work Hours.** Subrecipient agrees to comply with the requirements of the Contract Work Hours and Safety Standards Act, 40 U.S.C. § 327; and the Copeland "Anti-Kickback" Act; 40 U.S.C. § 276c, and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Agreement. Subrecipient shall maintain documentation which demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to County for review upon request.

iii. **Hatch Act**. Subrecipient agrees that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V United States Code.

d. **Contracting**.

i. **Assignments and Contracting**. The responsibility for the performance of this Agreement shall not be assigned, transferred, or contracted out by Subrecipient without the prior, written consent of County. Contracts or purchase orders by Subrecipient for the acquisition of equipment, materials, supplies, or services for the Project do not require the consent of County but shall be done in accordance with the competitive bidding requirements described in this agreement and any applicable state laws and local government ordinances.

ii. **Subcontracts**.

(1) **Approvals**. Subrecipient shall not enter into any subcontracts with any agency or individual in the performance of this Agreement without the consent of County prior to the execution of such agreement.

(2) **Monitoring**. Subrecipient will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

(3) **Content**. Subrecipient shall cause all of the provisions of this Agreement in its entirety to be included in and made a part of any subcontract executed

in the performance of this Agreement.

(4) **Selection Process**. Subrecipient shall undertake to ensure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis. Executed copies of all subcontracts shall be forwarded to County along with documentation concerning the selection process.

(5) **Debarment and Suspension**. No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Non-procurement Programs in accordance with Executive Orders 12549 and 12689, "Debarment and Suspension" as set forth at 24 CFR Part 24.

e. **Conduct**.

i. **Citizen Participation**. Subrecipient has had the opportunity to review and follows County's Citizen Participation Plan which satisfies the requirements for 24 CFR § 91.105.

ii. **County Consolidated Plan**. Subrecipient has had the opportunity to review and follows County's Consolidated Plan, specifically identifying short-term and long-term community development objectives that provide for decent housing, expanding economic opportunities for persons of low- and moderate-income.

iii. **Conflict of Interest**. Subrecipient agrees to abide by the provisions of 24 CFR § 570.611 and 2 CFR § 200.112 with respect to conflicts of interest, and certifies that it presently has no financial interest and shall not acquire any financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement. These conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of County, or of any designated public agency or Subrecipient receiving funds under the CDBG Entitlement program.

iv. **Ethical Standards**. Subrecipient represents that it has not: (a) provided an illegal gift or payoff to any County officer or employee, or former County officer or employee, or to any relative or business entity of a County officer or employee, or relative or business entity of a former County officer or employee; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or County's Ethics Code ordinance (Chapter 2.07, Salt Lake County Code of Ordinances); or (d) knowingly influenced, and hereby promises that it will not knowingly influence, any County officer or employee or former County officer or employee to breach any of the ethical standards set forth in State statute or County ordinances.

v. **Campaign Contributions**. Subrecipient acknowledges the prohibition of campaign contributions by contractors to County candidates, pursuant to Chapter 2.72A, Salt

Lake County Code of Ordinances. Subrecipient also acknowledges and understands this prohibition means that any person, business, corporation, or other entity that enters into a contract or is engaged in a contract with County is prohibited from making campaign contributions to County candidates. Subrecipient further acknowledges that violation of this prohibition may result in criminal sanctions as well as termination of this Agreement. Subrecipient represents, by executing this Agreement, that Subrecipient has not made or caused others to make any campaign contribution to any County candidate in violation of the above- referenced County ordinance.

vi. **Public Funds and Public Monies**.

(1) Definitions: "Public funds" and "public monies" mean monies, funds, and accounts, regardless of the source from which they are derived, that are owned, held, or administered by the state or any of its boards, commissions, institutions, departments, divisions, agencies, bureaus, laboratories, or other similar instrumentalities, or any county, city, school district, political subdivision, or other public body. The terms also include monies, funds, or accounts that have been transferred by any of the aforementioned public entities to a private contract provider for public programs or services. Said funds shall maintain the nature of "public funds" while in Subrecipient's possession.

(2) Subrecipient's Obligation: Subrecipient, as recipient of "public funds" and "public monies" pursuant to this and other contracts related hereto, expressly understands that it, its officers, and employees are obligated to receive, keep safe, transfer, disburse and use these "public funds" and "public monies" as authorized by law and this Agreement for the provision of services to County. Subrecipient understands that it, its officers, and employees may be criminally liable under §76-8-402, Utah Code for misuse of public funds or monies. Subrecipient expressly understands that County may monitor the expenditure of public funds by Subrecipient. Subrecipient expressly understands that County may withhold funds or require repayment of funds from Subrecipient for contract noncompliance, failure to comply with directives regarding the use of public funds, or for misuse of public funds or monies.

vii. **Lobbying**. Subrecipient hereby certifies that:

(1) No federally appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan or cooperative agreement;

(2) If any funds other than federally appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or

employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contact, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;

(3) It will require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subawards shall certify and disclose accordingly; and

(4) This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than Ten Thousand Dollars ($10,000.00) and not more than One Hundred Thousand Dollars ($100,000.00) for each such failure.

(5) No funds may be expended for lobbying purposes and payments from other sources for lobbying must be disclosed (24 CFR Part 87); Subrecipient Grantee, if a public entity, shall also comply with the provisions of the Hatch Act (5 USC 1501-1508) and the Intergovernmental Personnel Act of 1970 as Amended by Title VI of the Civil Service Reform Act (Pub. L. 95-454 Section 4728), which limit political activities of public employees.

viii. **Copyright.** If this Agreement results in any copyrightable material or inventions, County and/or grantor agency reserves the right to royalty-free, non-exclusive and irrevocable license to reproduce, publish or otherwise use and to authorize others to use, the work or materials for government purposes.

ix. **Religious Organization**. Subrecipient agrees that funds provided under this Agreement will not be utilized for religious activities, to promote religious interest, or for the benefit of a religious organization in accordance with the federal regulations specified in 24 CFR § 570.200(j).

x. **Drug-Free Workplace**. Pursuant to the Drug-Free Workplace Act of 1988, 42 U.S.C. § 701, Subrecipient certifies that it will provide a drug-free workplace in accordance with the Act and with the rules found at 2 CFR Section 2429.

22. Environmental Conditions.

a. **Air and Water**. Subrecipient agrees to comply with the following requirements insofar as they apply to the performance of this Agreement:

i. Clean Air Act, 42 U.S.C., § 7401, *et. seq*.

ii. Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251, as amended, relating to inspection, monitoring, entry, reports and information, as well as other requirements specified in Section 114 and Section 308, and all regulations and guidelines issued thereunder.

b. **Flood Disaster Protection**. In accordance with the requirements of the Flood Disaster Protection Act of 1973, 42 U.S.C. § 4001, Subrecipient shall assure that for activities located in an area identified by FEMA as having special flood hazards, flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

c. **Lead-Based Paint**. Subrecipient agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR § 570.608, and 24 CFR Part 35. Such regulations pertain to all HUD-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978, be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint poisoning and the advisability and availability of blood lead level screening for children six (6) years of age and under. The notice should also point out that if lead- based paint is found on the property, interim controls or paint stabilization may be undertaken.

d. **Historic Preservation**. Subrecipient agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, 16 U.S.C. § 470, as amended, and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this Agreement. In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

23. Displacement, Relocation, Acquisition, and Replacement of Housing. Subrecipient agrees to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24 and 24 CFR § 570.606(b); the requirements of 24 CFR § 570.606(c) governing the Residential Anti- displacement and Relocation Assistance Plan under section 104(d) of the Housing and Community Development Act; and the requirements in § 570.606(d) governing optional relocation policies. (County may preempt the optional policies.) Subrecipient shall provide relocation assistance to persons (families, individuals, businesses, nonprofit organizations, and farms) that are displaced as a direct result of acquisition, rehabilitation, demolition, or conversion for a CDBG-assisted project. Subrecipient also agrees to comply with applicable state law, including Utah Code Annotated, §57-12-1 *et. seq*. (1953, as amended), and County ordinances, resolutions and policies concerning the displacement of persons from their residences.

24. Survival of Provisions. The Parties to this Agreement specifically agree that all the paragraphs, terms, conditions and other provisions of this Agreement that require some action to be taken by either or both of the Parties upon or after the expiration or termination hereof shall survive

the expiration or termination of this Agreement and shall be completed, taken or performed as provided herein or as may be required under the circumstances at that time.

25. Employee Status Verification System. Subrecipient shall register and participate in the Status Verification System before entering into a contract with County as required by Utah Code § 63G-12-302(3). The Status Verification System is an electronic system operated by the federal government, through which an authorized official of a state agency or a political subdivision of the state may inquire by exercise of authority delegated pursuant to 8 U.S.C. §1373 to verify the citizenship or immigration status of an individual within the jurisdiction of the agency or political subdivision. Subrecipient is individually responsible for verifying the employment status of only new employees who work under Subrecipient's supervision or direction and not those who work for another contractor or subcontractor, except each contractor or subcontractor who works under or for another contractor shall certify to the main contractor by affidavit that the contractor or subcontractor has verified, through the Status Verification System, the employment status of each new employee of the respective contractor or subcontractor. Subrecipient shall comply in all respects with the provisions of Utah Code § 63G-12-302(3). Subrecipient's failure to so comply may result in the immediate termination of its contract with County.

26. Environmental Review Requirements.

a. The Subrecipient agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 570 (the U.S. Housing and Urban Development regulations concerning Community Development Block Grants (CDBG)) including subpart K of these regulations, except a provided in Paragraph 10 (a).

b. Subrecipient agrees to comply with the laws, authorities under the National Environmental Policy Act of 1969 (NEPA) and each provision of law designated in the 24 C.F.R. 58.5.

ATTACHMENT B
PROJECT STATEMENT OF WORK
Contract Number HCD25002CH

1. **Project Summary:**
    a. Project Number: 05.02MIDV51
    b. Project Name: Midvale Home Repair Loan Program
    c. As outlined in the application submitted in response to the Request for Application (RFA),
    d. Midvale Home Repair Loan Program improvements will address emergency repairs, eliminate blight, conserve energy, and preserve the housing community within Midvale's city limits. Funds will be available on a first-come, first-served basis.
    e. Eligibility and Reference: Homeowner Rehabilitation -Section 105(a)(4) §570.202. National Objective and Reference: LMH - LOW/MOD HOUSING BENEFIT. IDIS Matrix Code: 14A – Rehabilitation: Single Unit Residential.

2. **Provided Services:**
    a. CDBG funds will be utilized to pay for the contracted administrative costs of the home repair loan program ("HRLP") which provides forgivable loans up to $15,000.00 per Households. All contracted services will be provided by NeighborWorks Salt Lake ("NWSL").

3. **Client Eligibility:**
    a. Low to Moderate Households located within Midvale City boundaries. To qualify households must fall on or below 80% AMI to receive forgivable loans up to $15,000.00.

4. **Outreach:**
    a. In accordance with HUD expectations, Salt Lake County requires Subrecipients perform outreach to extremely low, very low and low-income populations. Agencies will report how and when outreach was performed. See reporting section for specific timelines and metrics.

5. **Reporting:**

    a. This Agreement requires timely progress reports from the Subrecipient. The subrecipient will complete 1) a quarterly narrative and demographic report and 2) a quarterly statistical progress report. All reports must be submitted according to the timelines below and will be submitted online in Smartsheet's. Reporting requirements are subject to change.

        i. Goal Statements:
            1. Approximately Ten to Fifteen (10-15) households will be assisted with a home repair loan.

ii. Outputs:
    1. For each client served:
        a. Race & Demographic Info
            i. Hispanic/Latino Info
        b. Income
        c. Other Demographic Categories
            i. Disabled, single female head of household, seniors, adults, veterans, etc.
        d. Funds Leveraged
    2. Narratives
        a. Program Status
        b. Program Impact Story
        c. Outreach Narrative

iii. Reporting Timeline:

Narrative and Statistical Progress Report (Quarterly)	Q1	July 1st - September 30th, 2025	October 31st, 2025
	Q2	October 1st – December 31st, 2025	January 31st, 2026
	Q3	January 1st – March 31st, 2026	April 30th, 2026
	Q4	April 1st – June 30th, 2026	July 20th, 2026

Attachment C: Project Budget

Salt Lake County

Housing and Community Development

SALT LAKE COUNTY
HOUSING & COMMUNITY DEVELOPMENT

Subrecipient Name:	Midvale City		
Project Name:	Home Repair Loan Program (HRLP)		
Contract #:	HCD25002CH		
Total Project Cost:	$ 384,374.00		
Contract Amount:	$ 100,000.00		
County Portion of Project Cost:	26%		
Match Committed by Subrecipient:	$ 150,000.00	**Match Source:**	
Match Percentage:	150%		

Budget Category	Budget Line Description	Amount
***Project Staff Salaries and Wages**		$ -
***Project Staff Fringe Benefits**		$ -
Contracted Services	Contracted services with NeighborWorks Salt Lake, including the NWSL Program Administration and Refinement expenses. (Loan servicing fees, loan set up fees, loan tax service fees, loan processing fees, and loans of up to $15,000 for eligible applicants)	$ 100,000.00
Insurance/Legal/Financial		$ -
Direct Client Assistance		$ -
Travel/Training		$ -
Program Supplies and Office Expenses		$ -
Space Costs (Rent, Utilities, Maintenance)		$ -
Other		$ -
Indirect Admin		
Direct Admin		$ -

Total Contract Budget Amount	**$ 100,000.00**

Project Budget Requirements

County provides payment to Subrecipient on a reimbursement basis.

Reimbursement requests must be submitted through an online invoice portal provided by County. Subrecipient is required to submit reimbursement requests by the 15th of each month for all costs incurred during the previous month.

If Subrecipient does not have any eligible costs for the previous month, Subrecipient must submit a zero-dollar invoice in the reimbursement portal. If Subrecipient is unable to submit an invoice for the previous month, Subrecipient must inform County in writing prior to the 15th of each month. County may make exceptions to this frequency of billing on a case by case basis at the sole discretion of County.

County fiscal year runs from January to December. This requires all reimbursement requests during the previous calendar year to be reviewed and approved by County staff no later than January 15th each year. When possible, County will provide flexibility with reimbursement requests, but County cannot process any requests for reimbursement from the previous calendar year after January 15th regardless of circumstances. If Subrecipient has any concern with costs incurred from a previous calendar year being reimbursed by this date, Subrecipient must communicate in writing to County staff the reason for the delay as soon as possible to avoid non-payment of reimbursement requests.

Back-up documentation of billed costs must be submitted with all reimbursement requests, unless otherwise notified by County. Subrecipient will keep documentation of match expenditures on file for review as requested by County. Subrecipient must maintain documentation of all expenditures for a period of not less than five (5) years and provide full expense backup documentation upon request.

Any changes to Attachment C: Project Budget must be approved in writing by County. Budget changes must be approved prior to the incurring of expenses. Changes determined by County to be substantial may require an amendment to this agreement.

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

ITEM TYPE: Discussion

SUBJECT: State Auditor's Office Fraud Risk Assessment

SUBMITTED BY: Mariah Hill, Administrative Services Director

SUMMARY:
Beginning in 2020, all local governments are required to complete a Fraud Risk Assessment/Questionnaire and present it to the governing body each fiscal year. The Assessment assigns an overall risk level of undetected fraud based upon points earned for the implementation of identified best practices. This assessment/questionnaire will also be certified by the CFO (Finance Director) and CAO (City Manager). This assessment was designed by the State Auditor's Office to identify best practices in fraud detection and prevention. It is important to note the following:

- Best practices identified in the Assessment are not required, but highly recommended.
- All of the best practices in the Assessment may be implemented at a low or no cost.
- The Assessment is not a replacement or duplication of an internal control assessment performed by an independent auditor as part of a financial statement audit.

This City has maintained its score of 375, which is in the Very Low Risk Level.

PLAN COMPLIANCE: N/A

FISCAL IMPACT: N/A

Attachments:
State of Utah, Office of the State Auditor Fraud Risk Assessment for Midvale City.

OFFICE OF THE
STATE AUDITOR

Questionnaire

Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Fraud Risk Assessment

Continued

*Total Points Earned: 375 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	X	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	X	5
b. Procurement?	X	5
c. Ethical behavior?	X	5
d. Reporting fraud and abuse?	X	5
e. Travel?	X	5
f. Credit/Purchasing cards (where applicable)?	X	5
g. Personal use of entity assets?	X	5
h. IT and computer security?	X	5
i. Cash receipting and deposits?	X	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	X	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	X	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?		20
9. Does the entity have a formal audit committee?	X	20

*Entity Name: Midvale City Corporation

*Completed for Fiscal Year Ending: 6/30/2026 *Completion Date: 6/2/2026

*CAO Name: Matt Dahl *CFO Name: Mariah Hill

*CAO Signature: _____ *CFO Signature: _____

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check “N/A”.	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check “N/A”.	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check “N/A”.	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check “N/A”.	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			

* MC = Mitigating Control

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Questionnaire

Revised December 2020

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered "Yes" or "No" with mitigating controls ("MC") in place, or "N/A," the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered "Yes." 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered "No," and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity's governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity's place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: June 2, 2026

ITEM TYPE: Discussion

SUBJECT: Discussion of FY2027 Property Tax Impact Schedule

SUBMITTED BY: Mariah Hill, Administrative Services Director

SUMMARY:
During the 2026 Utah Legislative Session, HB 236 – Truth-in-Taxation Amendments was enacted, making several changes to Utah Code § 59-2-919 and 59-2-924, which govern notice, disclosure, and public hearing requirements when a tentative budget includes a proposed property tax rate increase, including municipal property tax increases. These provisions are intended to promote transparency and ensure the public is provided clear information regarding the potential impacts of a proposed tax rate prior to final budget and tax rate adoption. Accordingly, the City is required to prepare and present a Property Tax Impact Schedule that illustrates the estimated effect of the proposed tax rate on typical residential and non-residential properties and present and make it available to the public separate from other budget documents.

The Property Tax Impact Schedule is included on this agenda as a discussion item to satisfy the statutory requirement that it be presented at any meeting where the budget is discussed. Its inclusion ensures compliance with state law and provides an opportunity for the City Council and the public to review and understand the projected impacts of the proposed tax rate.

The Property Tax Impact Schedule was adopted by the Midvale City Council on May 5, 2026. This action does not finalize the property tax rate. Final consideration and adoption of the property tax rate will occur following the required public hearing and completion of all applicable notice and review periods.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:
Adoption of the Property Tax Impact Schedule itself does not have a direct fiscal impact. The schedule is a disclosure document that illustrates the estimated effect of a proposed property tax rate increase. Any actual fiscal impact will be determined by the final property tax rate adopted by the City Council as part of the final budget process.

Attachments:
FY2027 Property Tax Impact Schedule

Proposed Property Tax Impact Schedule
Midvale City – FY2027 Tentative Budget
Updated May 19, 2026

Midvale City is considering an increase to the Public Safety Property Tax rate from 0.000249 to an estimated 0.000375, which is projected to generate approximately $477,084 in additional annual revenue. The information provided below is intended to help decision makers and members of the public understand how City operations—particularly public safety services—would be affected if the proposed property tax increase is adopted.

The estimates are based on tax year 2025 taxable values, including Midvale City's total taxable value of $3,777,880,327 and an average residential property value of $492,000. These figures are estimates and will be updated once tax year 2026 property valuation data becomes available from the Utah State Tax Commission and the Salt Lake County Auditor.

Midvale City Public Safety Property Tax Rate TY2025	.000249
Midvale City Public Safety Property Tax Revenue TY2025	$940,561
Proposed Revenue with Public Safety Property Tax Change (Estimated)	$1,417,645
New Public Safey Property Tax Revenue (Estimated)	$477,084
Estimated Increase to Midvale Public Safety Property Tax Rate (Estimated)	50.70%

Estimated Increase to primary residence valued at $492,000	$34.16 per year, 50.70%
Estimated Increase to business valued at $492,000	$62.11 per year, 50.70%

Affected Department/Fund: Public Safety Fund

Proposed Budget: $15,066,065

Budget without Tax Change: $14,694,184

Budget Change: $371,880

Impact of Tax Increase:

If the proposed tax increase is approved, the City will be able to maintain current levels of service with its contracted public safety providers, including policing services provided by the Unified Police Department, emergency management services provided by the Unified Fire Authority, and

animal control services provided by Salt Lake County. The proposed increase will also help offset an anticipated loss of approximately $150,000 in state homeless shelter mitigation funding.

If the proposed tax increase is not approved, the City would be required to reduce contractual public safety services. These reductions would include the elimination of one shelter resource officer previously funded through the homeless shelter mitigation program, as well as the loss of one investigations officer within the Midvale precinct of the Unified Police Department that is not associated with homeless mitigation funding. In addition, the City would be required to discontinue emergency management services provided by the Unified Fire Authority.