



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

MIDVALE CITY COUNCIL REGULAR MEETING AGENDA July 7, 2026

Public Notice Is Hereby Given that the **Midvale City Council** will hold a regular meeting on **July 7, 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 July 6, 2026.**

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

6:00 p.m. – WORKSHOP

- Recreation Funding Discussion *[Matt Dahl, City Manager]*
- Discuss City Hall Safety *[Matt Dahl, City Manager]*

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]*

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for a public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving their name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the City Council.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on issues not scheduled for public hearing. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.

III. COUNCIL REPORTS

- A. Council Member Bonnie Billings
- B. Council Member Paul Glover
- C. Council Member Heidi Robinson
- D. Council Member Bryant Brown
- E. Council Member Denece Mikolash

IV. MAYOR REPORT

- A. Mayor Dustin Gettel

V. CITY MANAGER REPORT

A. Matt Dahl

VI. PUBLIC HEARING

- A. Receive Public Comment Regarding Authorizing a Zone Map Amendment Located at 7036 S High Tech Drive from Regional Commercial to Clean Industrial [**Jonathan Anderson, Planner II**]

ACTION: Consider **Ordinance No. 2026-O-23** Authorizing a Zone Map Amendment Located at 7036 S High Tech Drive from Regional Commercial to Clean Industrial.

VII. CONSENT

- A. Consider Minutes of June 16, 2026 [**Rori Andreason, H.R. Director/City Recorder**]

VIII. ACTION ITEMS

- A. Consider **Resolution No. 2026-R-40** Approving Change Orders with Noland and Son Construction Company, Inc. for the 2025 Sewer Rehabilitation Project [**Branden Anderson, City Engineer**]

IX. DISCUSSION ITEMS

- A. Discuss the Second Amendment to The Aaron by Signature Development Agreement [**Elizabeth Arnold, Senior Planner**]
- B. Discussion of Final Design and Contract Costs for Midvale City Restroom Replacement [**Jerimie Thorne, Public Works Director**]
- C. Statewide Fireworks Ban Discussion [**Matt Dahl, City Manager**]

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: July 2, 2026

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



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Midvale, UT 84047
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MIDVALE CITY COUNCIL STAFF REPORT 07/07/2026

SUBJECT

Consider Ordinance No. 2026-O-23 Authorizing a Zone Map Amendment Located at 7036 S High Tech Drive from Regional Commercial to Clean Industrial.

SUBMITTED BY

Jonathan Anderson, Planner II

BACKGROUND AND ANALYSIS

The project proposal involves a rezone of one parcel totaling approximately 7.30 acres. The applicant's justification for the request and supporting documents are included in the attachments.

The Regional Commercial (RC) zone is primarily intended to accommodate retail, office, and other commercial uses. The Commercial Industrial (CI) zone accommodates a broader mix of commercial and light industrial uses, such as warehousing and manufacturing.

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

E. Zoning Map Amendment Criteria. The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 [Renumbered 10-20-101] and demonstrates one or more of the following:

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

Staff has reviewed the proposal against the criteria listed above and finds that the rezone request satisfies the first criterion which is promotion of general plan objectives.

The property in the application is underutilized with a large, mostly vacant commercial building (approximately 114,000 sq ft) with a massive parking lot.

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

The 2016 Midvale City General Plan identifies the subject property as being in the 7200 S East Gateway Opportunity Area and lists seven goals for the area:

East Gateway Goals:

Future land use goals for the East Gateway Opportunity Area include:

1. Provide for higher density housing options and taller buildings in the area around the TRAX station
2. Develop a small area plan for the development near the TRAX station
3. Strengthen the retail areas by diversifying the mix of retail and adding more destination and experience shops
4. Enhance 7200 South with urban design standards and safer pedestrian crossings
5. Provide and implement new bike routes to complete transportation connections to other areas in the City
6. Support redevelopment of underutilized properties to provide attractive commercial/light industrial flex spaces.
7. Work with UDOT to provide enhanced pedestrian access and improvements along 7200 South near the I-15 interchange.

The proposed rezone is consistent with goals for the 7200 S East Gateway Opportunity Area because it would facilitate the redevelopment of an underutilized property to create attractive commercial/light industrial flex spaces (Goal 6). It also promotes the objectives of Utah State Code 10-20-101 (renumbered from 10-9a-102) by “promoting prosperity” and “protecting the tax base” by allowing commercial uses to exist in a variety of attractive forms by redeveloping underutilized properties.

Staff find that the proposal also satisfied the third criterion. The property used to be a large, big box retail store, but has largely stayed vacant since that time due to its size and limited accessibility. This suggests that market conditions and the property's commercial viability have changed to a degree that it is in the public interest to encourage redevelopment into a use that can better utilize the site.

The second criterion is not met. The existing zone is not a clerical error, and the land doesn't create development constraints by being in that zone.

Public notice has been sent to property owners within 500 feet of the subject area, posted on the City Website, the Utah Public Notice website, advertised at City Hall, and

a notice was placed on the property. No written public comments have been received as of the writing of this report.

STAFF RECOMMENDATION

Staff advises the City Council to approve the zoning map amendment request with the following findings:

1. The request complies with the rezone procedure outlined in Midvale City Municipal Code 17-3-1(E).

PLANNING COMMISSION RECOMMENDATION

This item was heard during the June 10, 2026 Planning Commission meeting and the Planning Commission recommended approval.

RECOMMENDED MOTION

I move that we approve Ordinance No. 2026-O-23 Authorizing a Zone Map Amendment located at 7036 S High Tech Drive from Regional Commercial to Clean Industrial with the findings included in the staff report.

ATTACHMENTS

1. Ordinance No. 2026-O-23
2. Rezone Application
3. General Plan 2016 page 50

MIDVALE, UTAH
ORDINANCE NO. 2026-O-23

AN ORDINANCE AUTHORIZING A ZONE MAP AMENDMENT LOCATED AT 7036 S HIGH TECH DRIVE FROM REGIONAL COMMERCIAL TO CLEAN INDUSTRIAL.

WHEREAS, pursuant to Utah Code Annotated Sections 10-20-501 through 10-9a-505, Midvale City (“the City”) has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land; and

WHEREAS, a request has been made for a change of zoning on the property described in Attachment A; and

WHEREAS, the Planning Commission held a public hearing on June 10, 2026, to review the request for rezone and, after considering all 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 July 7, 2026; and

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

WHEREAS, 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 determined the following:

1. The application complies with the rezone requirements outlined in Midvale Municipal Code 17-3-1(E).

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 Attachment A attached hereto and by this reference made a part hereof, which property is located at 7036 S High Tech Drive, Midvale, UT, and is currently zoned Regional Commercial, shall be zoned Clean Industrial.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

Regional Commercial Zone

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

Clean Industrial Zone

Section 2. This ordinance shall take effect immediately.

PASSED AND APPROVED this 7th day of July, 2026.

Dustin Gettel, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

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

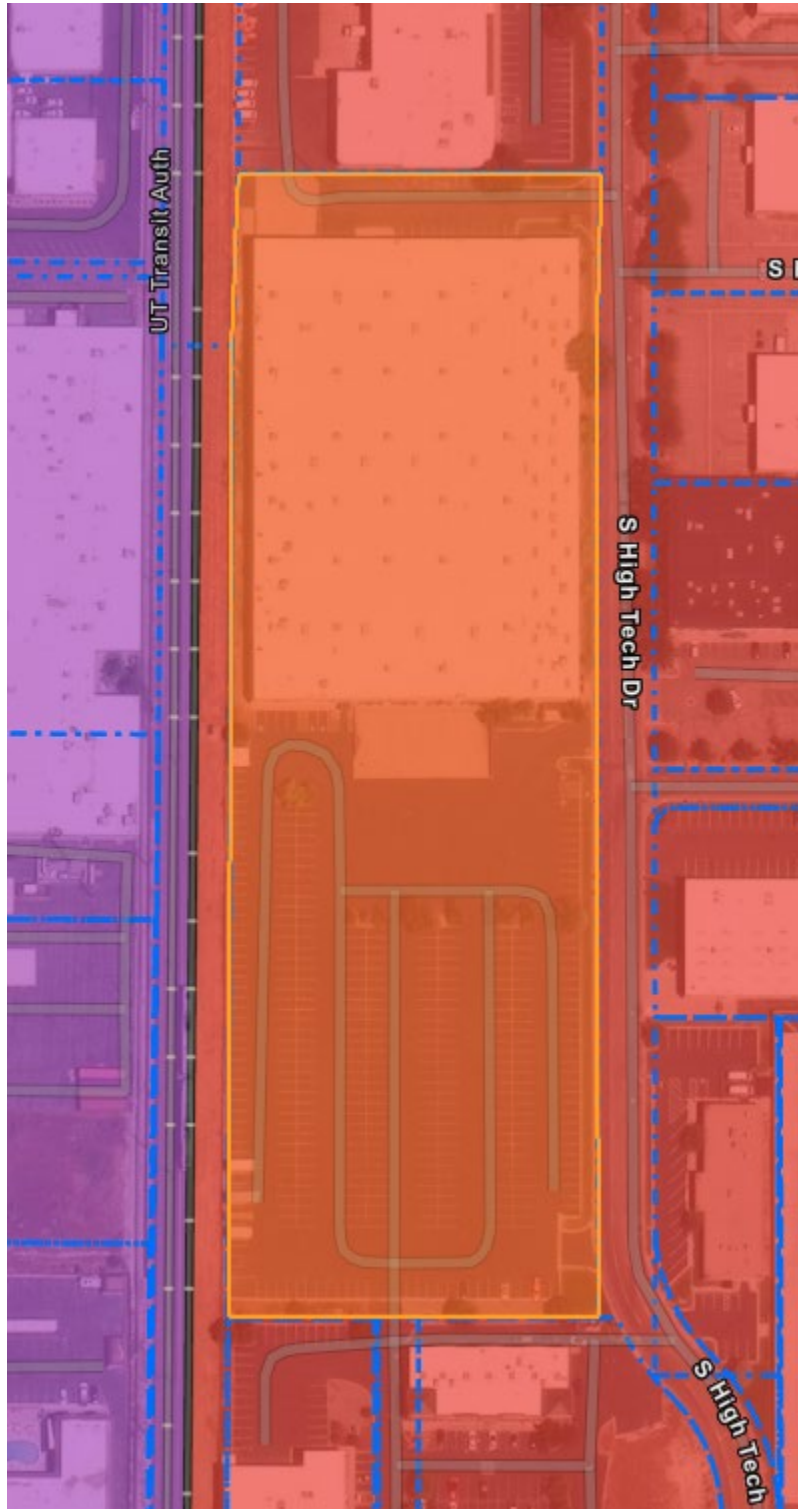
“Aye”

“Nay”

Date of first publication: _____

Attachment A:

7036 S High Tech Drive; APN: 21252040260000





Rezone of Parcel #: 21252040260000
7036 S High Tech Drive Midvale, UT

Project Needs

The existing property is a warehouse that is too large and difficult to find tenants. It has been vacant for many years and we feel that shrinking the size of the space and building more smaller spaces for industrial uses would be more beneficial for this property and make it easier to find tenants. See attached proposed plan. From our experience the size building shown on the proposed plan are much easier to find tenants to rent the spaces. Surrounding areas are clean industrial and we would like to petition that this piece of property be zoned clean industrial so we can move forward with this project.

We believe this would be a positive addition to Midvale City as it would bring more business to Midvale City and get rid of an extremely large vacant building with its inherent problems with vagrancy, pests, and gang activity.

Zoning Amendment Criteria

1. Proposed rezoning promotes objectives of the general plan;

We feel that it promotes the objective of the general plan in that the surrounding areas are already zoned clean industrial.

2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by the natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or

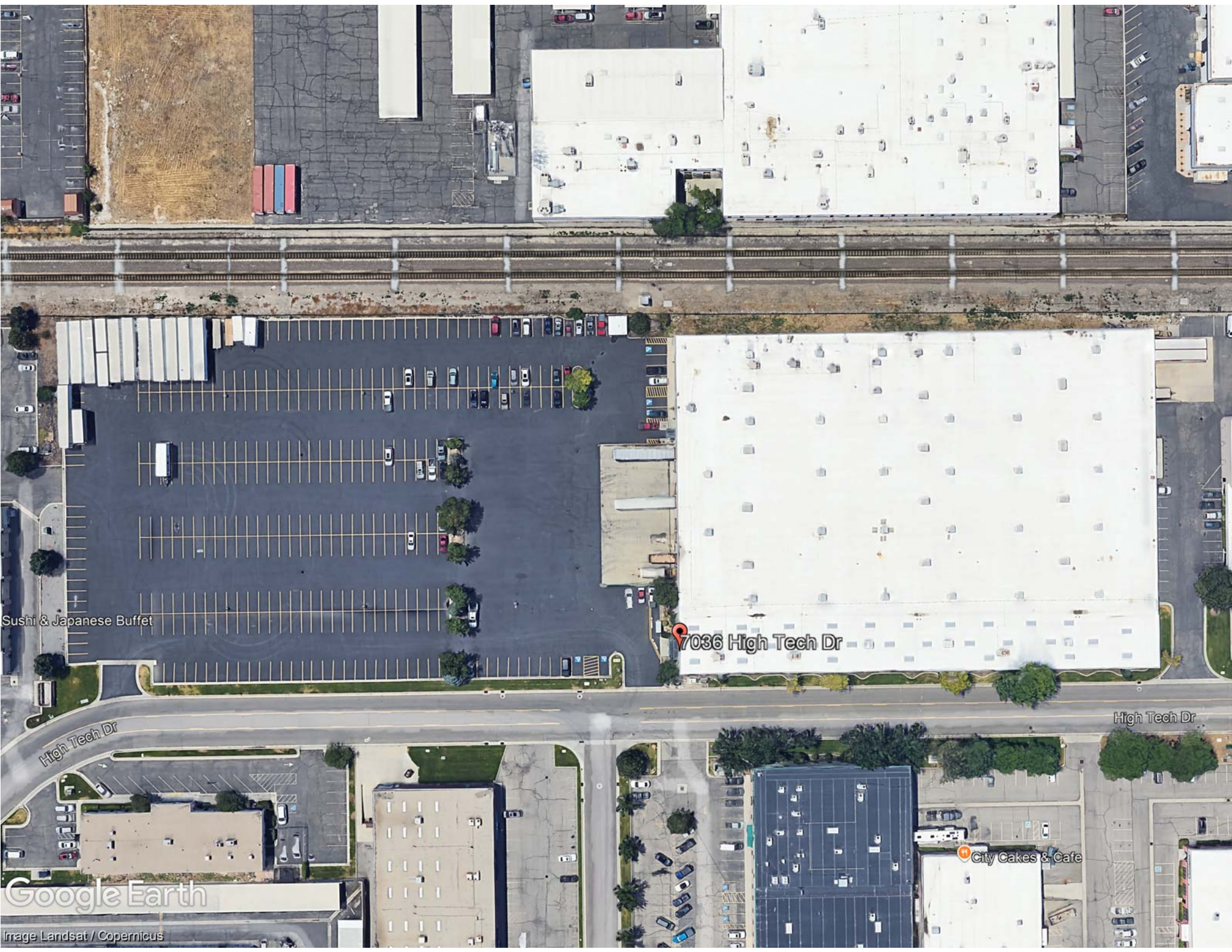
N/A

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

The land in the surrounding area have changed and we feel this site would be more conducive to a clean industrial use rather than commercial.

Legal Description:

BEG 835.32 FT S & 1834.64 FT W FR NE COR OF SEC 25, T 2S, R 1W, S L M; W 131.33 FT TO E R
OF W LINE OF RR; N 0°19'49" E 993.02 FT; E 317.54 FT; S 993 FT; W 191.94 FT TO BEG. 7.3 ACM
OR L. 6137-2458



Sushi & Japanese Buffet

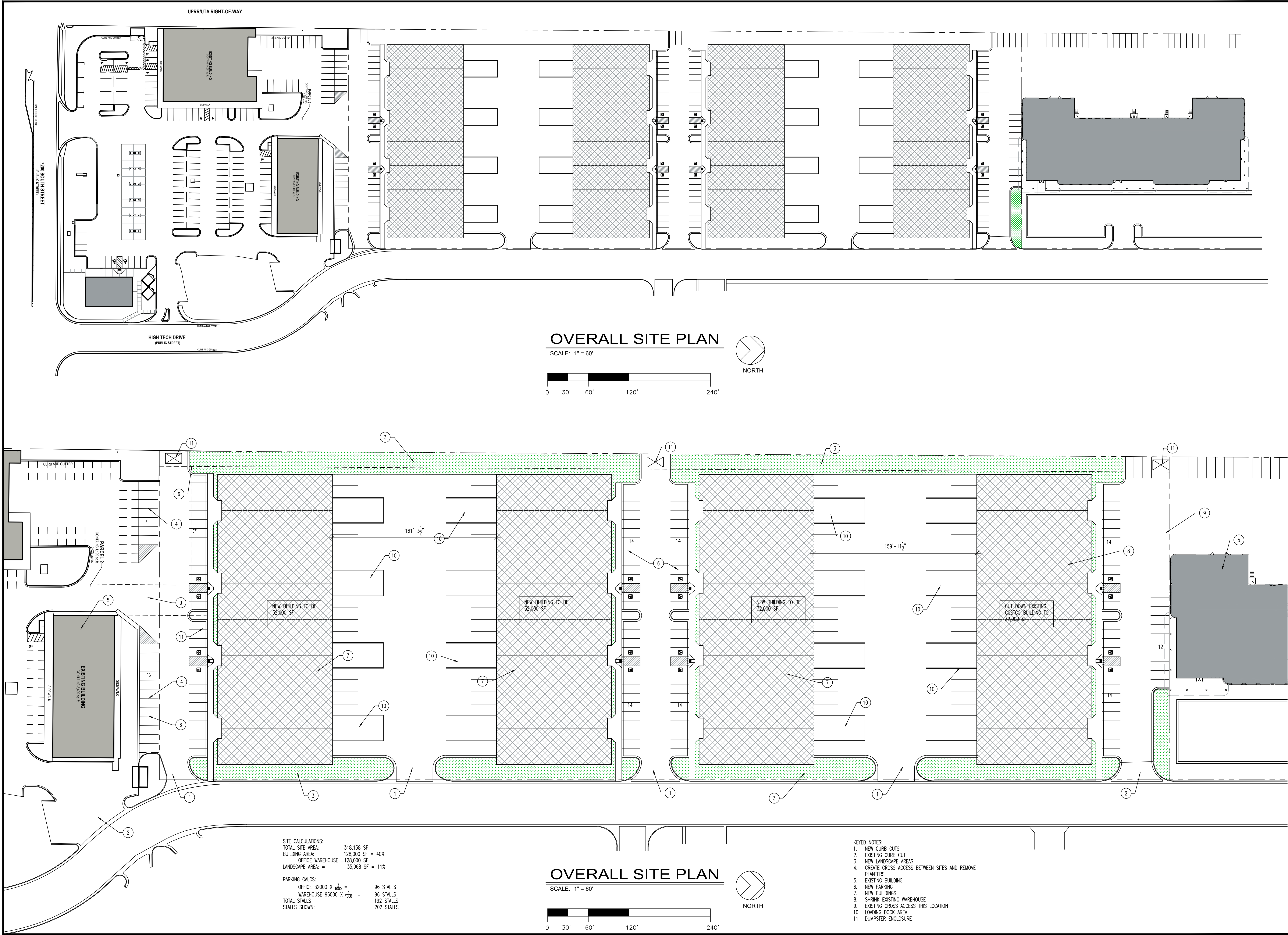
7036 High Tech Dr

High Tech Dr

City Cakes & Cafe

Google Earth

Image Landsat / Copernicus



SITE CALCULATIONS:
TOTAL SITE AREA: 318,158 SF
BUILDING AREA: 128,000 SF = 40%
OFFICE WAREHOUSE = 128,000 SF
LANDSCAPE AREA: = 35,968 SF = 11%
PARKING CALCS:
OFFICE 32000 X 1000 = 96 STALLS
WAREHOUSE 96000 X 1000 = 96 STALLS
TOTAL STALLS 192 STALLS
STALLS SHOWN: 202 STALLS

- KEYED NOTES:
1. NEW CURB CUTS
 2. EXISTING CURB CUT
 3. NEW LANDSCAPE AREAS
 4. CREATE CROSS ACCESS BETWEEN SITES AND REMOVE PLANTERS
 5. EXISTING BUILDING
 6. NEW BUILDINGS
 7. NEW PARKING
 8. SHRINK EXISTING WAREHOUSE
 9. EXISTING CROSS ACCESS THIS LOCATION
 10. LOADING DOCK AREA
 11. DUMPSTER ENCLOSURE

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PROPOSED SITE PLAN FOR NEW
**OFFICE/STORAGE SPACES
ARKA DEVELOPMENT**

ARCH. PROJECT NO: XX-XXX
DATE: X/X/X
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:
© COPYRIGHT VDG ARCHITECTS

DATE	REVISION

SHEET TITLE
SD-1.02
ARCHITECTURAL

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046
vincentdesignarchitects@gmail.com

7100 SOUTH AND 185 WEST
MIDVALE UTAH
SCHEME 1

7200 South Gateways

The West Gateway is generally bounded by the City boundary on the north, Ninth Avenue on the south, 700 West on the west and I-15 on the east. The area is bisected by 7200 South. The predominant land use in the West Gateway Opportunity Area is light industrial, with some small commercial development. The Salt Lake County Public Works facility is located in the West Gateway. The TRAX red line to Daybreak goes through the middle of the area from north to southwest with the nearest station at Bingham Junction to the southwest of the area. The West Gateway Opportunity Area is strategically located, with nearby transit stops and east-west/north-south freeway connections. The development of the adjacent Bingham Junction Opportunity Area as an employment and housing center may put some pressure on the area to redevelop.

The East Gateway area lies to the east of I-15 and is generally bounded by the City boundary on the north, Millennium Street on the south, and High Tech Drive/180 West on the east. The East Gateway Area is characterized by a mix of commercial and light industrial uses. The East Gateway Opportunity Area is strategically located and well served with I-15 access and transit stops. The TRAX blue line to Draper goes through the middle of the East Gateway Opportunity Area from north to southwest, with the 7200 South TRAX station located at approximately 180 West 7200 South.

West Gateway Goals:

Future land use goals for the West Gateway Opportunity Area include:

1. Improve design and overall aesthetics of the commercial and light industrial uses in the area
2. Improve the 700 West/7200 South gateway to make access into the area easier
3. Support redevelopment of underutilized properties to provide attractive commercial/light industrial flex spaces
4. Work with UDOT to expand capacity of 7200 South I-15 interchange, including pedestrian improvements

East Gateway Goals:

Future land use goals for the East Gateway Opportunity Area include:

1. Provide for higher density housing options and taller buildings in the area around the TRAX station
2. Develop a small area plan for the development near the TRAX station
3. Strengthen the retail areas by diversifying the mix of retail and adding more destination and experience shops
4. Enhance 7200 South with urban design standards and safer pedestrian crossings
5. Provide and implement new bike routes to complete transportation connections to other areas in the City
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7. Work with UDOT to provide enhanced pedestrian access and improvements along 7200 South near the I-15 interchange

Best Practice

Corridor Design Standards: Benefits of commercial design standards for auto-oriented community gateways and corridors include improved flow of traffic; lowered risk of accidents; long-term reduction in vehicle miles traveled due to more compact development; more synergy for clustered retail businesses; and higher quality development that is sensitive to its context and thus retains its property value. (The Minnesota GreenStep Cities Program, 29 Best Practices)



CITY COUNCIL MEETING
Minutes
Tuesday June 16, 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; Daniel VanBeuge, Deputy City Attorney; Jerimie Thorne, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Kate Andrus, RDA Director; Moira Gray, RDA Project Manager; Laura Magness; Communications Director; Chief April Morse, UPD; Chief Jason Mazuran, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – WORKSHOP

- Budget Open House

Mayor, Council, and staff discussed budget with residents who attended the open house.

7:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the business meeting to order at 7:01 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 UFA adopted their budget today. He emphasized the dry year and the resulting fire danger and added that the fire message this year is “Safety doesn’t take a vacation.” He encouraged residents to review the fireworks restriction map that can be found on UFA’s website. He reminded everyone that under Utah State

Law fireworks may be discharged from July 2 - 5 and July 22 – 25, 11 am to 11 pm with an extension to midnight on the fourth and 24th.

The Chief went over some fireworks safety tips. Check the interactive fireworks restriction map, keep a garden hose or bucket of water nearby, keep fireworks away from dry areas, homes and vehicles. Anticipating and preparing for a busy holiday season.

Chief Kay reported that for the month of May they took a total of 355 calls resulting in 122 emergent calls. Midvale is the third busiest city UFA serves. Response times remain good with the average turnout time being 1:40.

D. Proclamation Recognizing Juneteenth National Independence Day
Mayor Gettel read the proclamation into the record.



E. Proclamation Celebrating the United States 250th Anniversary
Mayor Gettel introduced special guest, General George Washington, to give his thoughts on this historic anniversary and read the proclamation into the record.



II. PUBLIC COMMENTS

Chad Thomas said he went to his first Midvale event on Saturday. It was fun and he felt proud to be part of it and thanked everyone for all their work on the event.

Chief Jason Mazuran, UFA, said he wanted to acknowledge Chief Morse. Mental health of first responders is especially important to Chief Morse. With other she helped create a program called "Level Up," that officers attend to learn strategies to deal with mental health issues. The last day of the program was celebrated with a baseball game at the Bee's Stadium between Fire and Police, Fire won. This program has been coming for a long time and has benefited first responders all over the county.

Bruno Viera, Midvale resident, thanked the Council for opening the doors for him, he's incredibly happy to be in Midvale. He was invited to participate in the council meeting by his neighbor, and he feels it's important for people to see what the city does for the community. He asked the council to continue to work hard for the community because they need to have the transparency.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — also recognized Chief Morse for her efforts. She recognized Midvale City staff for the Los Muros event Saturday. It was crowded, with lots of dancing in the street, and people thanked the council for the event. She is proud to be part of that. The Council had a booth that was well attended. It was fun to connect with residents in that way.

B. Council Member Paul Glover — Agreed with Council Member Billings. He enjoyed the festival. He thinks this event was the most attended event ever.

C. Council Member Heidi Robinson — said she too echoed appreciation for Chief Morse. Also echoed everything said about Los Muros fest. She expressed appreciation for staff and their efforts. She is grateful for the love for the city that comes through on these events.

D. Council Member Bryant Brown — said he echoed everything that has been said about Chief Morse. A lot of people turned out, vendor booths are better each year, the musical group was amazing, the mural festival has matured. He said he is proud of the city and expressed appreciation to the staff.

E. Council Member Denece Mikolash — said she would like Chief Morse to share the stats of mental health at one of the meetings. She also expressed her appreciation to the Chief for her efforts. The mural festival was amazing. The vision of Midvale being an arts and culture district was a success. People loved what they saw and wanted to come back.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said he has expressed his gratitude to Chief Morse and for what she does for the first responders. He said he recalls from previous trainings that the average life expectancy for first responders is 58 years. He thanked staff at the city for all of their work for the mural festival. Midvale now has 50 murals. He thanked everyone that stepped in for him while he was ill last week. He reported that the Recreation Bond Advisory Board has been formulated, and he was elected chair of that board. This is significant for Midvale, there were 19 projects submitted to the board, 14 of those were rejected by the county for one reason or another. Of the 5 remaining two are for rec centers, there are two cities eligible for a rec center, Midvale and West Jordan. On July 10th they will make a presentation to the board.

V. CITY MANAGER REPORT

A. Matt Dahl said staff has been working with UDOT on repairs to 7200 South, which are temporary patches. Saturday will be the day that permanent patches will be put in. He said to be aware that there will be lane closures that day. A reminder that there will be a closure of Main Street and Wasatch from June 22nd to July 1st. Access to this area will be maintained but expect congestion in the area. Street parking will also be affected. Noland and Son Construction will be the contact for residents. He spoke about a recent, difficult conversation with an unhappy person that had come into City Hall. He reminded staff to appreciate the public's interest in what we are doing here in the city and to think about how people that aren't always engaged in what goes on at City Hall understand what we're saying and how we communicate it. He also appreciates all of the residents who have participated in this year's budget process and discussions. He expressed his appreciation to the staff for the years of work they have put into the events that make Midvale a great place to be.

Mayor Gettel also spoke about the incident Matt spoke of, and he wants staff to know that they do not have to stand for any beratement at any time from any resident for any issue.

VI. PUBLIC HEARING

A. CONSIDER A MIDVALE CITY INITIATED REZONE FOR THE MIDVALE CITY PUBLIC WORKS COMPLEX LOCATED IN THE VICINITY OF 8196 S MAIN STREET BETWEEN IVY DR AND THE SOUTHERN TERMINUS OF THE MIDVALE CITY PUBLIC WORKS COMPLEX TO BE UNIFORMLY ZONED CLEAN INDUSTRIAL AND PUBLIC FACILITIES OVERLAY; INCLUDING REMOVAL OF THE JORDAN BLUFFS 1-3 ZONE AND THE CLEAN INDUSTRIAL JORDAN BLUFFS OVERLAY ZONE

Adam Olsen said this rezone is unique because the Public Facilities Overlay Zone (PFO) not only changes the zoning designation but also requires a site plan approval.

The request is driven by the need to expand and reconfigure the Midvale City Public Works Complex to be able to provide ongoing and expanding services to the community.

The first phase of the Public Works Complex Expansion Project will add an employee

parking lot to the newly acquired expansion area.

The site plan proposal is as follows:

- A. The site will be redeveloped with an employee parking lot which constitutes Phase 1 of the Public Works Expansion.



The zoning changes are as follows:

- A. Remove Clean Industrial Jordan Bluffs Overlay (CIJBO) from current Public Works Complex:
- a. The existing Public Works Complex is zoned PFO, CIJBO, and Clean Industrial (CI)
 - b. The PFO and CI zones will remain while the CIJBO zone will be removed. The Public Works Complex predates the CIJBO zone and has operated as a nonconforming use within the zoning designation. Carrying on under the requirements of the CIJBO zone is not possible with a redesigned and expanded Public Works Complex because uses that are integral to Public Works operations such as vehicle repair and materials storage are not allowed by the zone.
- B. Remove CIJBO and Jordan Bluffs Zone Subarea 1-3 (JB 1-3) from new Public Works Complex Expansion Area and add PFO and CI
- a. The Public Works Complex Expansion Area was recently purchased from two adjacent property owners, and this rezone unifies its zoning provisions with the remainder of the Public Works Complex.

Review Criteria

1. Public Facilities Zone, Criteria—Required findings, MMC 17-7-16.4

The planning commission may recommend, and the city council may grant approval of a public facilities overlay zoning designation only if it determines, in written findings, the application has demonstrated the following:

A. There is a demonstrated need for the public facility within the community at large and it is not contrary to the public interest.

Staff Response: The parking lot is an integral part of the Public Works Complex Expansion Plan and is necessary to free up space in the current public works yard. Midvale City has grown and the Public Works Complex needs to grow as well so that existing service levels can be maintained and expanded where necessary.

B. The public facility is consistent with the goals and policies of the general plan, and applicable ordinances of the city where feasible.

Staff Response: The expansion of the Public Works Complex with a parking lot is consistent with the goals and policies of the general plan, it is located in the Jordan Bluffs Opportunity Area, which means change is anticipated, and the facility itself is a large part of the system that implements the General Plan.

C. The public facility is located, planned, and developed in such a manner that it is not inconsistent with the health, safety or general welfare of persons residing or working in the city. This includes, but is not limited to, the following:

1. The generation of noise, noxious or offensive emissions, or other nuisances which may be injurious or detrimental to the surrounding area.

Staff Response: The use as an employee parking lot does not generate noise, noxious and offensive emissions, or other nuisances. Its characteristics are similar to other large parking lots in the immediate vicinity. Landscaping and fencing effectively buffer the parking lot from the view of surrounding properties.

2. The availability of public services to support the public facility, including utilities; vehicular, pedestrian, and public transit systems; police; fire; education; and social and health services.

Staff Response: All public services needed to support the employee parking lot are available.

3. The adequacy of landscaping, screening, and buffering, building setbacks, parking, open space, or other development characteristics necessary to mitigate the impact of the public facility on neighboring properties.

Staff Response: Landscaping, screening, and buffering of the parking lot comply with the provisions of the underlying CI zone and add extra buffering by incorporating a sight obscuring fence

4. Proposed public facilities which exceed the bulk, height, density, or other use standards in the underlying zone must demonstrate such variances are essential to the function or operation of such facility. The development standards of the underlying zone and adjacent development shall be utilized where feasible.

Staff Response: The parking lot complies with the bulk, height, density, and development standards of the underlying zone.

D. The public facility complies with the specific review criteria for the use contained herein. (Ord. 2012-18 § 1 (Att. A))

Staff Response: There are no specific review criteria in the PFO zone that apply to parking lots.

2. Zoning Map Amendment Criteria, MMC 17-3-1€

E. Zoning Map Amendment Criteria. The city's zoning is the result of a detailed and comprehensive appraisal of the city's present and future land use allocation needs. A zoning map amendment application may only be approved if the reviewing body determines, in written findings, that the proposed amendment promotes the purposes outlined in Utah Code Annotated 10-9a-102 [Renumbered to 10-20-101] and demonstrates one or more of the following:

✓ 1. Proposed rezoning promotes objectives of the general plan;

Staff Response: This criterion has been fulfilled. The expansion of the Public Works Complex with a parking lot promotes the objectives of the general plan, it is in the Jordan Bluffs Opportunity Area, which means change is expected, and the facility itself is an integral part 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

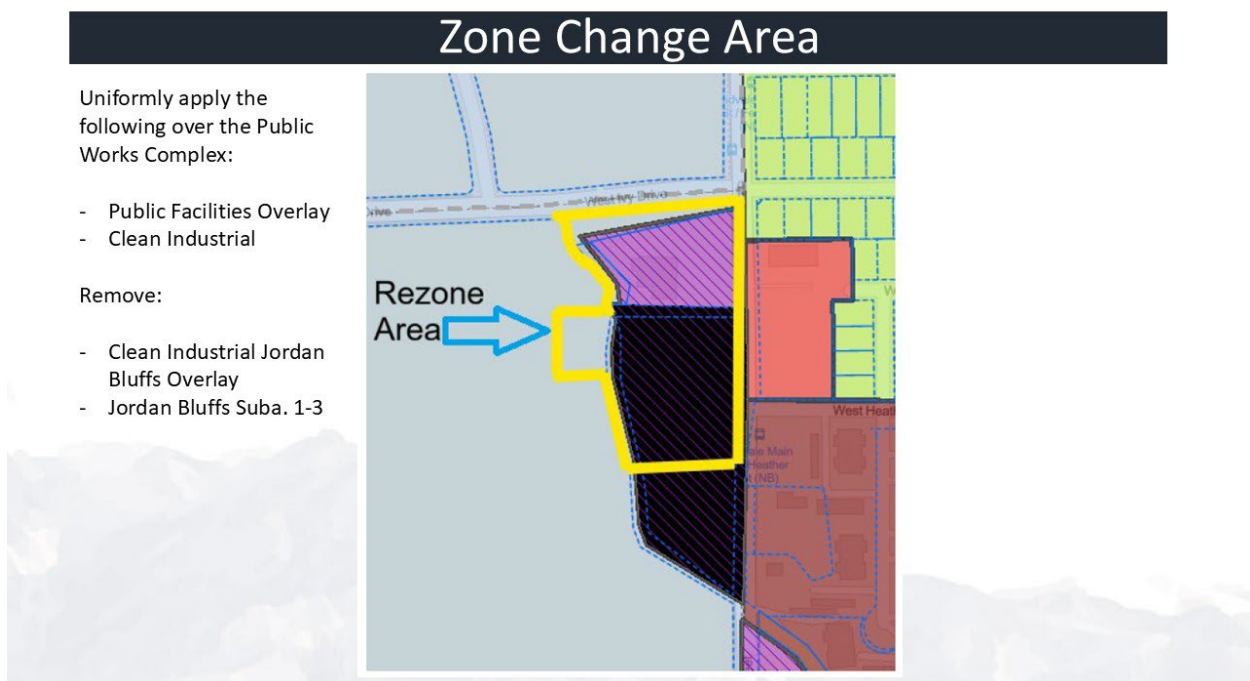
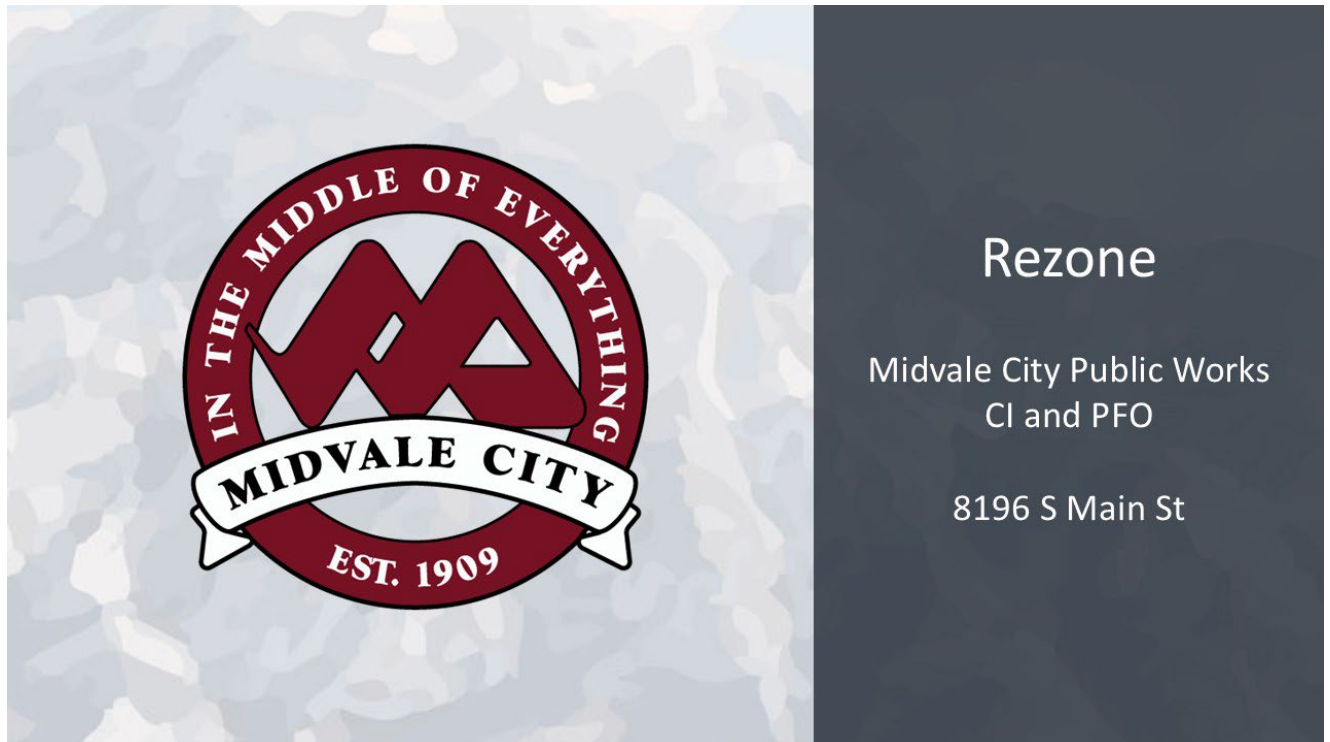
Staff Response: This criterion has been fulfilled. The past application of the CIJBO zone to the Public Works Complex may have occurred due to a misconception regarding the necessary operations that occur at a public works facility.

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

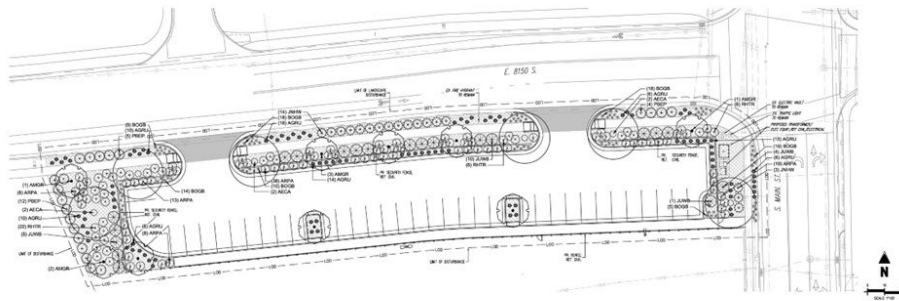
Staff Response: This criterion may be in play indirectly because the need to expand the

Public Works Facility is driven by changes in Midvale at large.

Additionally, the proposed rezoning promotes the purposes outlined in Utah Code Annotated 10-20-101, such as to provide for the health, safety, and welfare, and to promote the prosperity of Midvale.

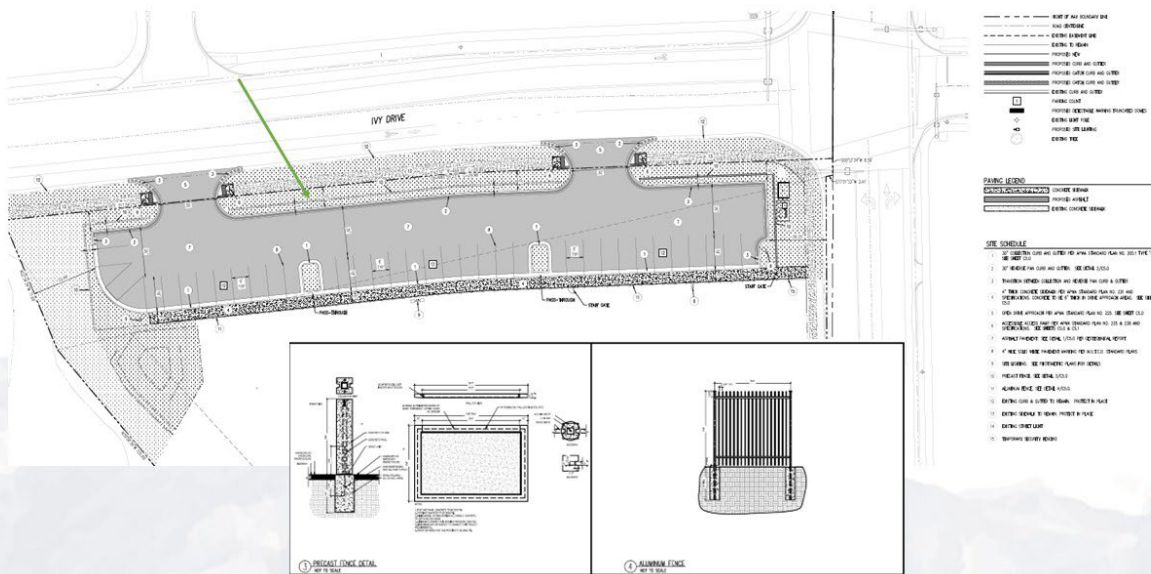


Parking Lot-Landscaping

[illegible]

LANDSCAPE REQUIREMENTS			FORMULA		LANDSCAPE		REQUIRED		PROPOSED	
CODE	SECTION			LF	SQ	QTY	HEER	OTHER	HEER	OTHER
RETAINERS (RIGHT OF WAY)										
15-3.3.6.A	E 6102 E	1 TIERE 2:10 LF		308		12				
15-3.3.6.A	E 6101 E	1 TIERE 2:10 LF		67		2		1		
LANDSCAPE AREA										
		DONALD SITE	AREA AREA = 10%		5.405			540.75		1.50
	15-3.3.3	PARKING LOT INTERIOR	INTERIOR AREA = 10%		13.881			1388.1		1.67
RECREATION										
15-3.3.3.3	RECREATION	AREA SITE	20% RECREATION			316 TOTAL PLANT		31.6		1.17 PLANT
WALKWAY TRAIL WALKING										
REQUIREMENTS NOTES										

Parking Lot-Fencing



Rezone Criteria Fulfilled

✓ 1. Proposed rezoning promotes objectives of the general plan;

Staff Response: This criterion has been fulfilled. The expansion of the Public Works Complex with a parking lot promotes the objectives of the general plan, it is in the Jordan Bluffs Opportunity Area, which means change is expected, and the facility itself is an integral part 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

Staff Response: This criterion has been fulfilled. The past application of the CIJBO zone to the Public Works Complex may have occurred due to a misconception regarding the necessary operations that occur at a public works facility.

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

Staff Response: This criterion may be in play indirectly because the need to expand the Public Works Facility is driven by changes in Midvale at large.

Additionally, the proposed rezoning promotes the purposes outlined in Utah Code Annotated 10-20-101, such as to provide for the health, safety, and welfare, and to promote the prosperity of Midvale.

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.

Chad Thomas asked where the city vehicles were washed before?

Jerimie Thorne said they currently have a wash bay, but some vehicles do not fit. It's 30 years old and they wash everything they can in it. The new wash bay will have a mezzanine with a spray hose to assist with washing large vehicles quicker and more efficiently. The new wash bay will also keep the city within environmental compliance.

Mayor Gettel said thoroughly washing the expensive vehicles is something that will extend their life cycle.

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-20** Authorizing a Rezone for the Midvale City Public Works Complex located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public

Works Complex to be uniformly zoned Clean Industrial and Public Facilities Overlay; including removal of the Jordan Bluffs 1-3 zone and the Clean Industrial Jordan Bluffs Overlay zone.

MOTION: Council Member Heidi Robinson **MOVED** to Approve **ORDINANCE NO. 2026-O-20** authorizing the Midvale City initiated Rezone for the Midvale City Public Works Complex located in the vicinity of 8196 S Main Street between Ivy Dr and the southern terminus of the Midvale City Public Works Complex to be uniformly zoned Clean Industrial and Public Facilities Overlay with the findings identified in the staff report. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.

The voting was as follows:

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

The motion passed unanimously.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF June 2, 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-32 APPROVING THE 2022-2027 MIDVALE CITY PAVEMENT RESTORATION PROJECT COST ADJUSTMENT FOR FY2027

Adam Olsen said as part of Midvale City's ongoing efforts to maintain and preserve its pavement assets, the City performs annual roadway overlay projects. Streets are evaluated and prioritized based on factors such as structural condition (stress and

fatigue), ride quality (smoothness and rutting), and the time elapsed since the last surface treatment.

Contract unit prices are adjusted annually in accordance with the terms of the agreement. These adjustments are reviewed by City staff and submitted to the City Council for approval.

The table below outlines the proposed price adjustments. Staff has reviewed the changes and finds them to be acceptable, as they are primarily driven by increases in material, equipment, and labor costs.

Item	Description	Unit	2023 Unit cost	2024 Unit Cost	2025 Unit cost	2026 Unit cost	Adjusted price %
1	Mobilization	LS	\$ 204,000.00	\$ 163,800.00	\$ 141,000.00	\$ 104,000.00	74%
2	2" Mill and tailings disposal	SF	\$ 0.26	\$ 0.28	\$ 0.28	\$ 0.30	107%
3	4" Mill and tailings disposal	SF	\$ 0.54	\$ 0.59			
4	Shallow excavation tee patch	SF	\$ 5.45	\$ 5.88			
5	Additional base course	Ton	\$ 44.65	\$ 48.22			
6	Striping	LF	\$ 0.29	\$ 0.32			
7	Misc pavement markings	EA	\$ 39.20	\$ 42.34			
8	Stop bars/croisswalks	SF	\$ 1.52	\$ 1.65			
9	2" Thick asphalt overlay	SF	\$ 0.89	\$ 0.96	\$ 0.98	\$ 1.02	104%
10	4" Thick asphalt overlay	EA	\$ 1.79	\$ 1.93			
11	Reset manholes and collars	EA	\$ 947.43	\$ 1,020.00	\$ 1,020.00	\$ 1,120.00	110%
12	Reset valve boxes and collars	EA	\$ 729.63	\$ 785.00	\$ 800.00	\$ 870.00	109%
13	Structural fill material	CY	\$ 66.43	\$ 71.74			
14	Saw cutting	LF	\$ 3.27	\$ 3.53			
15	Excavate and remove existing sub-base	CY	\$ 70.69	\$ 76.45			
16	Adjust Survey Monuments	EA				\$ 1,000.00	

Staff recommended the City Council approval of the contract amendment with Kilgore Contracting (which for information has been bought by Quickcrete). The legal review is complete, and given the project timeline to start, a suspension of the rules is requested.

FISCAL IMPACT

For your information, the total contract amount for the roadway overlay portion is \$383,359.48, which falls within this year's approved Pavement Management budget.



Findings of Impracticability

- In 2022, City entered into a pavement restoration contract with Kilgore Contracting.
- Unit prices adjusted annually per agreement.
- Cost adjustments reviewed by City Engineer and found acceptable.
- Cost adjustment of \$383,359.48 falls within approved Pavement Management budget.

MOTION: Council Member Bonnie Billings **MOVED** to suspend the rules and approve Resolution No. 2026-R-32, approving the fourth contract amendment with Kilgore Contracting. for execution of the 2022-2027 Pavement Restoration Services Agreement. 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.

B. CONSIDER RESOLUTION NO. 2026-R-34 ADOPTING CERTIFIED TAX RATE FOR MIDVALE CITY

Mariah Hill said as part of the annual budget approval process, the City must either propose a new property tax rate or adopt the Certified Tax Rate calculated by the Salt Lake County Auditor. This rate is based on updated 2026 assessed property values in Midvale and is designed to generate the same amount of revenue as the previous year, with adjustments for new growth.

For 2026, Midvale City's Certified Tax Rate for general operations is 0.000908. If the City chooses to adopt this rate, it must do so by June 22.

City staff recommends that the City Council adopt the 2026 Certified Tax Rate, as calculated by the County Auditor, for general operations.

In addition, staff is proposing a modest increase to the separate Midvale public safety property tax, which will be considered independently. Because of this proposed increase, the City will be required to complete the truth-in-taxation process, which affects the budget adoption timeline. Rather than adopting the budget concurrently with the Certified Tax Rate, the final budget will be adopted by September 1 and submitted to the State Auditor within 30 days.

In the meantime, the City will adopt an interim budget, which will restrict the use of revenue generated by the public safety property tax increase but will allow the City to utilize existing funding and maintain operations until the final budget is approved. The final budget, along with the proposed public safety property tax increase, is anticipated to be adopted following the truth-in-taxation hearing scheduled for August 11, 2026.

FISCAL IMPACT:

The certified tax rate will generate \$3,499,172, which includes \$30,527 in new growth.



FY2026-2027 Interim Budget & Property Tax Rates

FY2027 Budget Timeline



General Fund - Revenues

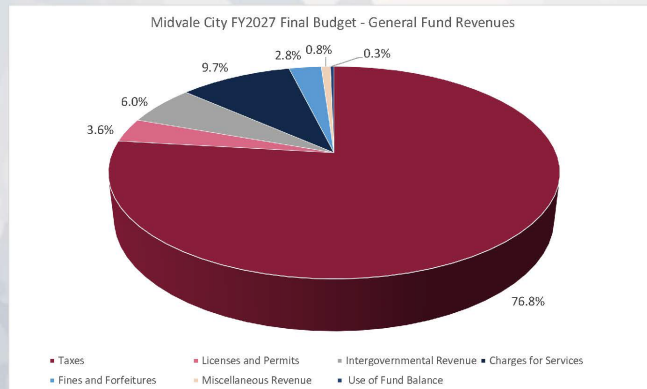
Midvale City FY2027 Changes Since Tentative Budget					
Fund 10 - General Fund					
Account Description	FY2026 Amended	FY2027 Tentative	FY2027 Interim	Difference	Percent Change
Revenues:					
Property Taxes	\$ 3,445,094	\$ 3,504,944	\$ 3,549,172	\$ 44,228	1.26%
Sales Tax	11,281,321	11,627,600	11,655,341	27,741	0.24%
Building Permits	454,490	494,374	495,938	1,564	0.32%
B&C Road Funds	1,117,140	1,268,175	1,263,726	(4,449)	-0.35%
Liquor Funds Allocation	72,000	72,000	78,964	6,964	9.67%
Fines and Forfeitures	763,000	600,000	620,000	20,000	3.33%
Use of Fund Balance	2,670,576	74,300	201,575	127,275	171.30%
Total Revenue Changes	\$ 19,803,621	\$ 17,641,393	\$ 17,864,716	\$ 223,323	1.27%
TOTAL Interim REVENUES	\$ 29,607,609	\$ 23,955,772	\$ 24,179,095	\$ 223,323	0.93%
Expenditures:					
Salaries - All Department	\$ 5,532,946	\$ 5,408,103	\$ 5,491,568	\$ 83,465	1.54%
Benefits - All Departments	2,564,907	2,427,826	2,495,776	67,950	2.80%
Community/Intergovernmental - Grant to Boys & Girls Club	40,000	40,000	85,000	45,000	112.50%
City Attorney - Professional Services	40,000	10,000	60,000	50,000	500.00%
Harvest Days - City Float	-	-	6,000	6,000	0.00%
Employee Services - Education Reimbursement	3,000	-	3,000	3,000	0.00%
Employee Services - Unemployment Insurance	1,500	1,500	5,775	4,275	285.00%
Administrative Services Admin - Education & Travel	4,500	4,500	3,000	(1,500)	-33.33%
Building Inspections - Subscriptions & Membership	200	200	750	550	275.00%
Building Inspections - Education & Travel	5,000	5,000	10,000	5,000	100.00%
Total Expenditure Changes	\$ 8,192,053	\$ 7,897,129	\$ 8,160,869	\$ 263,740	3.34%
TOTAL Interim EXPENDITURES	\$ 30,056,661	\$ 23,915,355	\$ 24,179,095	\$ 263,740	1.10%

FY2027 Interim Budget Overview

General Fund - Revenues

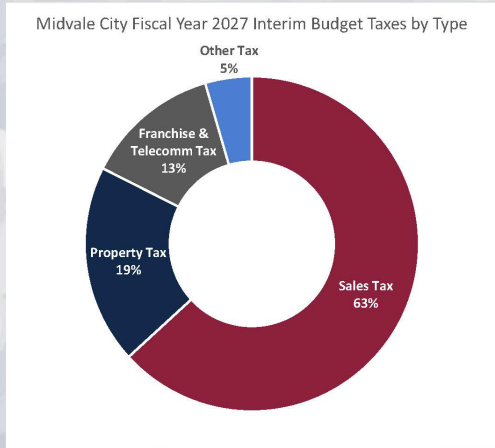
Total GF Revenues - \$24,179,095
Decrease of 18.3% from FY2026

- Taxes - \$18.4 million
- Licenses and Permits - \$871,938
- Intergovernmental Revenue - \$1.4 million
- Charges for Services - \$2.3 million
- Fines and Forfeitures - \$680,500
- Miscellaneous Revenue - \$188,935
- Use of Fund Balance - \$74,300



FY2027 Interim Budget Overview

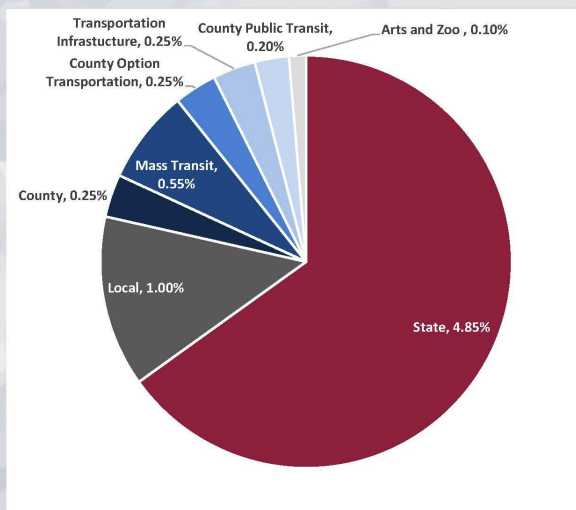
General Fund – Tax Revenues



- Sales Tax - \$11.6 million
 - \$375k Increase - FY 2025 Actuals
- Property Tax – \$3.55 million
 - \$104k Increase – New Growth/RDA Main Street
- Franchise & Telecomm Tax - \$2.4 million
 - \$286k Decrease
- Other Taxes - \$831k
 - Delinquent Property Tax
 - Transient Room Tax
 - Motor Vehicle in Lieu of Tax

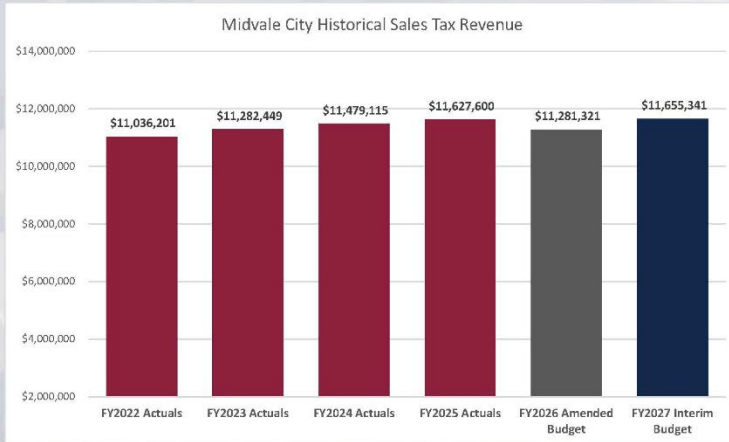
FY2027 Interim Budget Overview

Sales Tax Overview



FY2027 Interim Budget Overview

Midvale City Sales Tax - \$11,655,341



- Distributed to the City monthly by the Utah State Tax Commission
- Two-month delay in distribution (e.g. May distribution is from March sales)
- Most susceptible tax to economic trends
- Statewide sales tax is still showing 1-2% overall
- Economy is showing continued signs of slowing and declines in consumer spending/confidence
- The City's population factor will decrease starting with the June distribution.

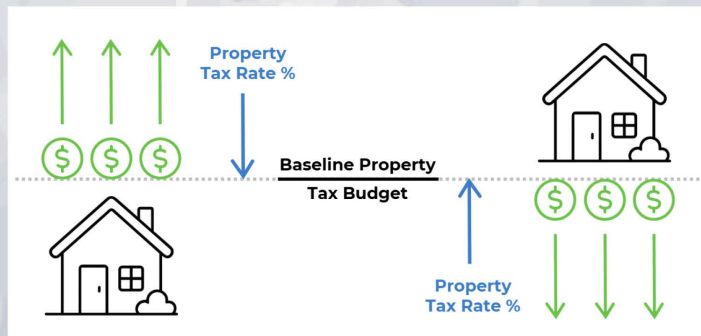
FY2027 Interim Budget Overview

Property Tax 101

- Property tax rates in Utah are revenue-driven, not rate-driven.
- Increases in property values do not automatically result in higher taxes.
- Changes in property values typically result in a shift in the tax burden among property owners.
- Property taxes do not include an automatic inflation adjustment.
- Primary residential properties receive a 45% exemption on taxable value.
- New growth or a Truth-in-Taxation process is required for a taxing entity to generate additional property tax revenue.

TRUTH-IN-TAXATION

Holds the amount of property taxes that an entity receives constant, regardless of changes to property values



FY2027 Interim Budget Overview

2026 Tax Year Information

- Total Taxable Value - \$3,820,094,030 (1.41% Increase)
- Eligible New Growth Value - \$33,619,796
- Average Midvale Residential Value - \$503,000 (2.24% Increase)
- Average Taxable Residential Value (55%) - \$276,650

FY2027 Interim Budget Overview

2026 Certified Tax Rate

- Midvale City Property Taxes for General Operations
- Certified Tax Rate - .000908
- FY2026 Property Tax Revenue - \$3,499,172
- New Growth - \$30,527
- No change on the Average Residential Value - \$251.20 annually

FY2027 Interim Budget Overview

General Fund – Personnel (\$350K Increase)

	FY2024	FY2025	FY2025	Tentative FY2027
General Fund				
General Government				
Mayor/City Council*	3.00	3.00	3.00	3.00
Administration	5.50	5.50	5.80	4.70
Communications	1.00	1.00	1.00	0.70
Human Resources	1.00	1.00	1.00	2.00
City Recorder	2.00	2.00	2.00	2.00
Comm/Intergov Relations	1.00	0.75	0.75	0.75
City Attorney	5.00	5.00	5.33	5.33
Total General Government	18.50	18.25	18.88	18.48
Administrative Services				
Administrative Services Admin	1.00	1.00	1.00	1.00
Finance	4.35	3.35	2.85	2.15
Court	8.72	8.72	8.72	9.00
Information Technology	3.30	3.30	3.30	2.90
Total Administrative Services	17.37	16.37	15.87	15.05
Public Works				
PW Admin	2.40	2.40	2.40	1.30
Streets	5.45	5.45	5.45	6.25
Facilities	3.70	4.20	3.78	3.60
Parks & Cemetery	3.50	4.00	4.33	4.30
Total Public Works	15.05	16.05	15.96	15.45
Community Development				
Community Development Admin	5.50	4.50	3.50	2.05
Planning	3.00	3.00	3.00	3.00
Engineering	1.45	1.45	0.75	0.70
Building Inspection	0.60	2.00	3.00	3.45
Total Community Development	10.55	10.95	10.25	9.20
Total General Fund	61.47	61.62	60.96	58.18

- New Allocations
- 3.5% COLA
- 1% Merit
- Market & Mid-Point Adjustments Benefits
- 5% Medical, 4.6% Dental, URS Decrease
- Removal of Part Time Finance Clerk, Reclassification of Policy & Project Manager to Economic Development Manager

General Fund – Expenditure Overview

- Split of IT Operations & Equipment
 - Operations - \$175,456
 - Operations & Equipment FY26 - \$247,926
- Pause of Equipment Charges – \$72,470 Net Decrease
- Department Wide Cuts
 - \$31,605
 - 25 Line Items, \$100 to \$5,000
- Increases
 - One-Time \$201,575 – Radio Tower, Community Renewable Energy Program, Boys & Girls Club Grant, City Float, Legal Professional Services, Unemployment Claims, & Education Reimbursement
 - On-Going \$26,000 – Communication Software, Sign Replacement, Planning Commission

FY2027 Interim Budget Overview

General Fund Summary - FY2027 Interim Budget						
	Actual FY2024	Actual FY2025	Amended FY2026	Interim FY2027	Difference	Percent Change
Expenditures:						
Mayor and City Council	365,800	365,683	347,568	398,217	50,649	14.6%
Administration	940,813	1,045,239	1,148,320	989,380	(158,940)	-13.8%
Non-Departmental	155,496	120,515	150,538	147,410	(3,128)	-2.1%
Community & Intergovernmental Relations	224,479	416,950	235,826	275,187	39,361	16.7%
Public Safety	12,369,666	14,149,738	-	-	-	0.0%
City Attorney	877,903	980,097	1,055,158	1,156,507	101,349	9.6%
Communications	223,459	234,196	266,402	218,970	(47,432)	-17.8%
Harvest days	95,127	109,749	100,000	106,000	6,000	6.0%
Human Resources	150,580	150,775	156,483	325,829	169,346	108.2%
Employee services	41,592	43,149	45,800	50,750	4,950	10.8%
Grants	12,501	12,502	-	-	-	0.0%
City Recorder	410,962	352,326	409,201	306,231	(102,970)	-25.2%
Total Administration	\$ 15,868,378	\$ 17,980,919	\$ 3,915,296	\$ 3,974,481	\$ 59,185	1.5%
Administrative Services						
Administrative Services	207,309	217,089	239,469	253,744	14,275	6.0%
Finance	422,252	432,303	390,610	336,633	(53,977)	-13.8%
Justice Court	1,048,500	1,068,812	1,157,162	1,217,657	60,495	5.2%
Information Technology	794,048	806,285	903,793	827,557	(76,236)	-8.4%
Total Administrative Services	\$ 2,472,109	\$ 2,524,489	\$ 2,691,034	\$ 2,635,591	\$ (55,443)	-2.1%
Public Works						
Public Works Administration	375,767	457,851	407,181	270,682	(136,499)	-33.5%
Facilities	751,948	820,051	869,051	857,522	(11,529)	-1.3%
Streets	1,016,274	960,450	1,134,860	1,263,726	128,866	11.4%
Parks	794,745	802,340	933,903	946,366	12,463	1.3%
Total Public Works	\$ 2,938,734	\$ 3,040,692	\$ 3,344,995	\$ 3,338,296	\$ (6,699)	-0.2%
Community Development						
Community Development Admin	618,871	558,849	528,972	371,524	(157,448)	-29.8%
Engineering	179,550	198,468	189,947	159,653	(30,294)	-15.9%
Planning	415,173	437,220	471,886	482,453	10,567	2.2%
Code Enforcement	582	1,497	3,191	-	(3,191)	-100.0%
Building Inspection	161,778	430,843	741,671	714,708	(26,963)	-3.6%
Total Community Development	1,375,954	1,626,877	1,935,667	1,728,338	(207,329)	-10.7%
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	\$ 24,179,095	\$ (5,877,566)	-19.6%

Administration

↑ 1.5%

Administrative
Services

↓ 2.1%

Public Works

↓ 0.02%

Community
Development

↓ 10.7%

Truth-in-Taxation Process

May

- Adopt Tentative Budget & Property Tax Impact Schedule
- Budget Officer statement of increase of property taxes
- Notify Salt Lake County & Tax Commission of proposed increase
- Council statement of intent to increase property taxes
- Notice public hearing on tentative budget

June

- Receive 2026 tax information, including updated valuations and certified tax rate
- Conduct public hearing on tentative budget
- Adopt proposed tax rate that includes increase
- Adopt interim budget that restricts revenue generated by property tax increase

July/August

- Various noticing requirements including valuation notices (S.L. County), public hearing notices, listing county-wide increase, etc.

FY2027 Interim Budget Overview

Truth-in-Taxation Process - Continued

August

- Conduct truth-in-taxation hearing, allowing for virtual participation
- Adopt final budget
- Provide evidence of compliance to Utah State Tax Commission
- File budget with State Auditor

Other

- Property Tax Impact Statement will be included as a separate item on all agendas where the budget is discussed

FY2027 Interim Budget Overview

Public Safety Special Revenue Fund

The Public Safety Special Revenue Fund was created in FY2026 to house all public safety related revenues & expenses.

FY 2027 Revenues

- Public Safety Property Tax – Interim budget includes restricted revenue for proposed increase
- State Homeless Mitigation Funding – Moving from GF as of FY27
- Interest Revenue – Delinquent taxes, new in FY27
- Motor Vehicle in Lieu Of – Related to property tax rate, new in FY27
- Transfer from General Fund

FY2027 Expenditures

- Animal Control Contract – Salt Lake County – 4.7% Increase
- Emergency Manager Contract – Unified Fire Authority – 6.8% Increase
- Unified Police Department – 2.98% Tentative Budget Increase

FY2027 Interim Budget Overview

Public Safety Special Revenue Fund

Public Safety Service Fund						
	Actual FY2024	Actual FY2025	Amended FY2026	Interim FY2027	Difference	Percent Change
Revenues:						
Property Tax ¹	-	-	940,561	948,014	7,453	0.8%
Proposed Property Tax - Restricted ²	-	-	-	78,814	78,814	0.0%
State Homeless Initiative ³	-	-	-	3,174,596	3,174,596	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	15,080,546	425,010	2.9%
Expenditures:						
Information Technology Equipment (Interfund)	1,488	2,113	1,837	-	(1,837)	-100.0%
Professional Services ⁴	50,618	-	56,752	60,613	3,861	6.8%
Unified Police Department Contract ⁵	11,351,484	11,951,605	14,150,127	14,571,337	421,210	3.0%
Animal Control Contract ⁶	312,197	342,578	422,820	448,596	25,776	6.1%
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	15,080,546	425,010	2.9%
TOTAL EXPENDITURES	\$ 11,790,301	\$ 12,315,636	\$ 14,655,536	\$ 15,080,546	\$ 425,010	2.9%

FY2027 Interim Budget Overview

Proposed Public Safety Property Tax Increase

Calendar/Tax Year 2026 – 8.04% Increase

Proposed New Public Safety Property Tax Revenue - \$78,814

Certified Public Safety Property Tax Rate - .000246

Proposed Public Safety Property Tax Rate - .000266

2026 Average Residential Property Value - \$503,000

- Taxable Value - \$276,650

Estimated Increase to Average Residential Property - \$5.54 per year

Estimated Increase to Commercial Property - \$10.06 per year

FY2027 Interim Budget Overview

Proposed Property Tax Impact Schedule

Midvale City is considering an increase to the Public Safety Property Tax rate from 0.000246 to 0.000266, which is projected to generate approximately \$78,814 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 2026 taxable values, including Midvale City's proposed tax rate value of \$3,853,713,826 and an average residential property value of \$503,000. These figures are based off of 2026 property valuation data from the Utah State Tax Commission and the Salt Lake County Auditor.

Midvale City Public Safety Property Certified Tax Rate TY2026	.000246
Midvale City Public Safety Property Tax Certified Tax Rate Revenue TY2026	\$948,014
Proposed Revenue with Public Safety Property Tax Change	\$1,026,828
New Public Safety Property Tax Revenue	\$78,814
Proposed Increase to Midvale Public Safety Property Tax Rate	8.13%
Estimated Increase to primary residence valued at \$503,000	\$5.54 per year, 8.13%
Estimated Increase to business valued at \$492,000	\$10.06 per year, 8.13%

Affected Department/Fund: Public Safety Fund

Proposed Budget: \$15,080,546

Budget without Tax Change: \$15,001,732

Budget Change: \$78,814

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. Although the Unified Police Department's FY2027 Tentative Budget includes an increase of \$438,654, the City has absorbed all but \$78,814 of that increase.

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 investigations officer within the Midvale precinct of the Unified Police Department.

Midvale City | Fiscal Year 2026-2027 Interim Budget | Page 8

Enterprise Funds - Summary

Enterprise Funds Summary

Fund	FY2027 Interim Revenue	FY2027 Interim Expenditures	Contribution To/Use of Fund Balance	Change Since Tentative
Water	\$ 8,519,391	\$ 8,374,099	\$ 145,292	\$ 5,098
Sewer	\$ 4,351,256	\$ 4,110,115	\$ 241,141	\$ (2,045)
Storm Water	\$ 2,324,490	\$ 2,529,126	\$ (204,636)	\$ (1,735)
Sanitation	\$ 1,612,625	\$ 1,605,899	\$ 6,726	\$ (117)
Street Lighting	\$ 434,263	\$ 348,052	\$ 86,211	\$ (1,493)
Telecommunications	\$ 1,039,216	\$ 1,039,216	\$ -	\$ -

FY2027 Interim Budget Overview

Enterprise Funds – Notable Changes

All Enterprise Funds

- City-Wide Personnel Changes: New Allocations, 3.5% COLA, 1% Merit, Market, Mid-Point, & Career Ladder Adjustments, Benefit Increases
- Operation Cost Updates
- No Rate Increases

Water

- 11.5% Increase from Jordan Valley Water Conservancy District - \$205K
- Funds to update Water Master Plan - \$120K

Sewer

- 3.5% Increase from South Valley Water Reclamation Facility - \$46K
- Addition of Operation & Maintenance costs for Vac Station - \$15K

Storm Water

- Addition of Camera Truck (per master plan) - \$350K
- Addition of on-going capital outlay (per master plan) - \$100K

Streetlighting

- Additional Funds for Equipment/Supplies/Maint. in anticipation of master plan - \$59K

FY2027 Tentative Budget Overview

Other Funds

Debt Service Fund \$1,755,549

Capital Projects Fund \$1,487,700:

- Sidewalk Replacement & Pavement Management
- New Restrooms at Midvale city Park
- Facility Maintenance

Fleet Fund \$2,158,926:

- Salary & Benefit changes
- Vehicle & Equipment Replacement/Additions – Mechanical Lift, 2 Dump Trucks, Sr. Bus, Vac Truck, 1-Ton Truck, 4-Wheeler, Camera Truck

Information Technology Fund \$397,566:

- Salary & Benefit changes
- Scheduled annual computer replacement

FY2027 Tentative Budget Overview

MIDVALE CITY FISCAL YEAR 2027 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
<i>Pre-Plan Check Fees (credited towards building permit fee; non-refundable after commencement of plan review)</i>	
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	
<i>Midvale Community Center</i>	\$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
<i>Bingham Junction Park Pavilion</i>	\$200 security deposit
Half Day	\$30 Resident; \$40 Non Resident
Full Day	\$38 Resident; \$50 Non-Resident
<i>Main Park Pavilion</i>	\$200 security deposit
Half Day	\$68 Resident; \$90 Non-Resident
Full Day	\$113 Resident; \$150 Non-Resident
<i>Auditorium Performing Arts Center (Arts Council)</i>	Contact Midvale Arts Council for pricing
<i>City Park Amphitheater</i>	\$300 Deposit or \$500 Deposit with Dressing Room Use
Half Day	\$195 Resident; \$260 Non Resident
Full Day	\$375 Resident; \$500 Non-Resident
<i>City Park Field</i>	\$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 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			
Positions	GR	Pay Range			Pay Range			Positions
		Min	Mid	Max	Min	Mid	Max	
City Manager	72	75.69	98.47	121.25	6,055.13	7,877.46	9,699.78	City Manager
City Attorney	71	72.78	94.69	116.61	5,822.24	7,575.50	9,328.75	City Attorney
Assistant City Manager	69	66.97	87.22	107.48	5,357.62	6,977.83	8,598.04	Assistant City Manager
Public Works Director	67	61.61	80.18	98.76	4,928.61	6,414.55	7,900.48	Public Works Director
Administrative Services Director	67	61.61	80.18	98.76	4,928.61	6,414.55	7,900.48	Administrative Services Director
Community Development Director	66	58.86	76.65	94.43	4,708.55	6,131.67	7,554.78	Community Development Director
Deputy City Attorney	66	58.86	76.65	94.43	4,708.55	6,131.67	7,554.78	Deputy City Attorney
HR Director/City Recorder	65	56.59	73.70	90.80	4,527.46	5,895.83	7,264.21	HR Director/City Recorder
City Engineer	65	56.59	73.70	90.80	4,527.46	5,895.83	7,264.21	City Engineer
IT Director	64	54.24	70.64	87.04	4,339.14	5,651.24	6,963.35	IT Director
Deputy Director of Public Works	62	50.06	65.06	80.06	4,004.84	5,204.96	6,405.07	Deputy Director of Public Works
RDA Director	60	47.54	60.54	73.54	3,803.15	4,843.36	5,883.58	RDA Director
Assistant City Attorney-Prosecution I	60	47.54	60.54	73.54	3,803.15	4,843.36	5,883.58	Assistant City Attorney-Prosecution II

MOTION: Council Member Denece Mikolash MOVED to adopt Resolution 2026-R-34 adopting the Certified Property Tax Rate of Midvale City for Calendar Year 2026 and Levying Midvale Property Taxes upon All Real and Personal Property within the Corporate Boundaries of Midvale City, Utah for General Operations. 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.

C. CONSIDER RESOLUTION NO. 2026-R-35 ADOPTING A PROPOSED PUBLIC SAFETY PROPERTY TAX

Mariah Hill said as part of the annual budget approval process, the City must either propose a new property tax rate or adopt the Certified Tax Rate calculated by the Salt Lake County Auditor. For 2026, City staff recommends that the City Council adopt the Certified Tax Rate for general operations as provided by the Auditor (Resolution 2026-R-34).

In addition, staff is proposing that the City Council increase the public safety property tax that was levied in fiscal year 2026 specifically for public safety services, as authorized under Utah State Code §10-6-133.4. The proposed Midvale City Public Safety Property Tax rate is 0.000266, which is projected to generate approximately \$78,814 in additional property tax revenue. These funds will be allocated to the public safety special revenue fund and used exclusively for public safety-related expenses.

The largest portion of the City's public safety budget is dedicated to law enforcement services provided by the Unified Police Department (UPD). For Fiscal Year 2027, the cost of these services is projected at \$14,571,337. With the proposed increase, the public safety property tax will cover approximately 7% of the cost of UPD services. The remaining public safety expenses will be funded through State Homeless Mitigation Funding (approximately \$3.2 million), motor vehicle in-lieu fees (approximately \$130,000), and a transfer from the City's General Fund (approximately \$10.7 million).

Based on the 2026 average residential home value in Midvale of \$503,000—with a taxable value of \$276,650—the proposed public safety tax would increase the average annual property tax bill by approximately \$5.53.

Adoption of the proposed Midvale City Public Safety Property Tax rate will initiate the truth-in-taxation process, which includes adoption of an interim budget and property tax impact schedule, required public notices, and a public hearing prior to adoption of the final tax rate and final budget. The public hearing is scheduled for August 11, 2026, at 6:00 p.m. at Midvale City Hall.

FISCAL IMPACT:

The proposed Midvale City Public Safety property tax will generate \$78,814 in new property tax revenue and will fund a portion of the City's public safety service costs.

MOTION: Council Member Bonnie Billings MOVED to adopt Resolution 2026-R-35 Adopting a Proposed Public Safety Property Tax Rate on All Real and Personal Property in Midvale City for Calendar Year 2026. 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.

**D. CONSIDER ORDINANCE NO. 2026-O-21 ADOPTING THE FY2027
MIDVALE CITY MUNICIPAL FEE SCHEDULE AND UTILITY RATES**

Mariah Hill said 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.

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.

MOTION: **Council Member Heidi Robinson MOVED to adopt Ordinance 2026-O-21, adopting the fiscal year 2027 Midvale City Municipal Fee Schedule and Utility Rates. 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 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.

**E. CONSIDER ORDINANCE NO. 2026-O-22 ADOPTING FY2027 SALARIES
FOR ELECTED AND STATUTORY/APPOINTED OFFICERS**

Mariah Hill said 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.

FISCAL IMPACT

This document only provides pay scales. All fiscal impacts of the pay plan are contained in the FY2027 budget.

MOTION: **Council Member Bryant Brown MOVED to approve Ordinance 2026-O-22, adopting pay scales and setting salaries for elected and statutory/appointed officers for Midvale City. The motion was SECONDED by Council Member Denece Mikolash. 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.

F. CONSIDER RESOLUTION NO. 2026-R-38 ADOPTING INTERIM FY2027 BUDGET

Mariah Hill said the process of adopting the Fiscal Year 2027 budget requires several actions to ensure compliance with state statute. Pursuant to Utah Code §10-6-111(1), the Budget Officer prepared and presented a tentative budget for each City fund on May 5, 2026, which was adopted by the City Council at that meeting.

The City Council is also considering a proposed property tax rate increase for the Midvale City Public Safety Property Tax. Because the proposed rate exceeds the certified tax rate, the City is required to comply with the Truth-in-Taxation provisions outlined in Utah Code §§59-2-919 and 59-2-924. As part of this process, the City has prepared a Property Tax Impact Schedule, included it in the interim budget, and made it available to the public in accordance with state requirements.

State law further requires that, when a taxing entity proposes a property tax increase, the governing body adopt an interim budget to authorize expenditures beginning July 1 of the new Fiscal year and continuing until the final budget and tax rate are adopted following required notice and public hearings. The interim budget also requires that any additional ad valorem property tax revenue generated above the certified tax rate be placed in a restricted account and not expended until the final budget and tax rate are adopted.

Accordingly, adoption of the interim budget ensures continuity of City operations at the start of Fiscal Year 2027 while maintaining full compliance with statutory Truth-in-Taxation requirements.

FISCAL IMPACT:

The interim budget provides an operating budget for the City until the adoption of the final budget at the conclusion of the truth-in-taxation process.

MOTION: **Council Member Heidi Robinson MOVED to adopt Resolution 2026-R-38 Adopting the FY2027 Midvale City Interim Operating and Capital Budgets, Beginning July 1, 2026, and continuing until the adoption of the final budget The motion was SECONDED by Council Member Bryant Brown. Mayor Gettel called for discussion on the motion. There being none, he called for a roll call vote.**

The voting was as follows:

Council Member 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.

G. CONSIDER RESOLUTION NO. 2026-R-39 APPROVING THE TAX IMPACT SCHEDULE

Mariah Hill said 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 throughout the budget process 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 City is also required to adopt the Property Tax Impact Schedule in conjunction with the interim budget. This schedule is included in the interim budget and is also presented here as a separate item for adoption by the City Council.

The Property Tax Impact Schedule provides a standardized summary of the anticipated property tax impact associated with the proposed rate increase and is intended to promote transparency and public understanding prior to final budget and tax rate adoption. The schedule has been prepared in accordance with statutory requirements and will be presented at all meetings where the FY2027 budget is discussed.

Adoption of the Property Tax Impact Schedule 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.

MOTION: **Council Member Denece Mikolash MOVED to adopt Resolution 2026-R-39 Adopting the FY2027 Midvale City Interim Budget Property Tax Impact Schedule. 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.

H. CONSIDER RESOLUTION NO. 2026-R-40 ADOPTING UPDATES TO THE BOARD AND COMMITTEE ASSIGNMENTS FOR MIDVALE CITY

Matt Dahl said Midvale City actively participates in a variety of interlocal, nonprofit, and governmental organizations. Each year, the Mayor and City Council review and appoint representatives to serve on the governing boards and committees associated with these partnerships.

Due to the recent retirement of Public Works Director Glen Kennedy, a vacancy has occurred on the Trans-Jordan Landfill Board.

It is recommended that Jerimie Thorne, the new Public Works Director, be appointed to fill this vacancy. This appointment will create a vacancy for the alternate board member position, which Mr. Thorne previously held while serving as Public Works Deputy Director. It is further recommended that filling the alternate position be deferred until the Public Works Deputy Director position has been filled.

These changes are reflected in the proposed updated committee and board assignments list.

MOTION: Council Member Heidi Robinson MOVED to suspend the rules and approve Resolution 2026-R-40 Adopting Updates to the Board and Committee Assignments for Midvale City. 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 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.

I. CONSIDER RESOLUTION NO. 2026-R-41 APPROVING THE EMERGENCY MANAGEMENT PLANNING SERVICES AND REIMBURSEMENT AGREEMENT

Matt Dahl said Midvale City (City) is required by Utah State law to engage in emergency planning, training, and exercising, which includes developing a written emergency plan. To meet this need, Midvale City has worked with Unified Fire Authority (UFA). In 2019

both entities entered into an agreement for UFA to provide the City emergency planning services through an Emergency Planning Specialist. Midvale City along with other UFA member municipalities did not have a need for a full-time specialist. UFA created a program that would allow one Emergency Planning Specialist to cover multiple cities. The cities share the work output on a part-time, prorated basis and reimburse UFA for the services. The Emergency Planning Specialist provides services to Midvale City for two eight-hour days per week. The City has found the services provided by this specialist meet state requirements and has benefited the City by increasing its emergency preparedness.

The agreement between the City and UFA to provide the Emergency Planning Specialist has expired. The City will need to enter into a new agreement with UFA or use another method of emergency planning. Staff has provided an updated agreement for the City Council's review. Staff recommended the City Council renew the agreement to maintain the City emergency planning services through UFA.

MOTION: Council Member Bonnie Billings MOVED to suspend the rules and approve Resolution No. 2026-R-41 approving the 2026 Emergency Management Planning Services and Reimbursement Agreement between Midvale City and Unified Fire Authority. The motion was SECONDED by Council Member Denece Mikolash. 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.

J. CONSIDER RESOLUTION NO. 2026-R-37 APPROVING A BUDGET APPROPRIATION RESOLUTION OF MIDVALE CITY, AMENDING THE BUDGETS OF THE GENERAL FUND, PUBLIC SAFETY FUND, CAPITAL PROJECTS FUND, WATER FUND, AND SEWER FUND FOR FISCAL YEAR ENDING JUNE 30, 2026

Mariah Hill said staff recommended 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 \$5,434,947 – Staff identified several FY2026 budget adjustments, detailed in the attached document. A summary is provided below:

- **Salary & Benefit Adjustments – \$60,750:** Adjustments for the City Council, Recorder, Finance, Facilities, and Community Development Administration Departments to align with actual expenditures and pay.
- **Unemployment Insurance Claim - \$2,000**
- **Contribution Adjustments – \$5,374,197:** 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 and UPD surveillance equipment.

Public Safety Fund

The total requested increase to the Public Safety Fund is \$6,000 for the wildlife animal control contract and UPD surveillance equipment.

Capital Projects Fund

The total requested increase to the Capital Projects Fund revenue is \$1,300,000. The requested increase to expenditures is \$47,000 for new card access scanners at the Midvale UPD Precinct.

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.

FISCAL IMPACT:

General Fund – Increase in budgeted revenues and expenditures of \$5,434,947.

Public Safety Fund – Increase in budgeted revenues and expenditures of \$33,600.

Capital Projects Fund – Increase in budgeted revenues of \$1,300,000 and budgeted expenditures of \$47,000.

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.



Fiscal Year 2026 Budget Amendment 2

General Fund

- **Sales Tax - Increase of \$62,750**
 - Salary & Benefits Update to Actuals - \$54,750
 - Unemployment Insurance Claim - \$2,000
 - Transfers to Public Safety Fund (Wildlife Contract) - \$6,000
- **Use of Fund Balance - Increase of \$5,372,197**
 - Transfer to Capital Projects - \$1.3 Million
 - Transfer to Public Safety (UPD Surveillance Equipment) - \$27,600
 - Transfer to Water Fund - \$4 Million
 - Retirement Payout - \$30,000

Other Funds

- **Public Safety - Increase of \$33,600**
 - Transfer from General Fund for Wildlife Contract & UPS Surveillance Equipment
- **Capital Projects - Increase of \$1,300,000**
 - Transfer from General Fund for Fund Balance
- **Water - Increase of \$17,538,597**
 - Proceeds from Sale of Bonds - \$13.5 Million (Revenue)
 - Transfer for General Fund - \$4 Million (Revenue)
 - Bond Issuance Costs - \$157,705 (Expense)
- **Sewer - Increase of \$4,500,000**
 - Proceeds from Sale of Bonds - \$4.5 Million (Revenue)
 - Bond Issuance Costs - \$52,567 (Expense)

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	9,124,815	11,281,321	62,750	11,344,071	Update to Actuals
Use of Fund Balance	-	-	2,670,576	5,402,197	8,072,773	Increased use of fund balance
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - GENERAL FUND	\$ 29,191,087	\$ 21,582,006	\$ 27,171,559	\$ 5,464,947	\$ 32,636,506	
Expenditures						
City Council						
Benefits	123,010	109,523	100,147	19,350	119,497	Update to Actuals
City Council Department Total	\$ 365,683	\$ 298,356	\$ 347,568	\$ 19,350	\$ 366,918	
Recorder						
Salaries	248,382	236,617	254,031	4,000	258,031	Update to Actuals - RHS
Recorder Department Total	\$ 365,683	\$ 298,356	\$ 347,568	\$ 4,000	\$ 351,568	
Employee Services						
Unemployment Insurance	-	2,836	1,500	2,000	3,500	Unemployment Claim
Employee Services Department Total	\$ 365,683	\$ 298,356	\$ 347,568	\$ 2,000	\$ 349,568	
Finance						
Benefits	149,061	115,124	109,814	16,000	125,814	Update to Actuals
Finance Department Total	\$ 432,303	\$ 337,803	\$ 390,610	\$ 16,000	\$ 406,610	
Facilities						
Salaries	257,251	227,850	237,850	10,000	247,850	Update to Actuals
Benefits	149,789	135,964	142,900	4,300	147,200	Update to Actuals
Facilities Department Total	\$ 432,303	\$ 337,803	\$ 390,610	\$ 14,300	\$ 404,910	
Public Works Admin						
Salaries	240,980	223,623	239,510	30,000	269,510	Retirement Payout
Public Works Department Total	\$ 457,851	\$ 364,812	\$ 407,181	\$ 30,000	\$ 437,181	
Community Development Admin						
Salaries	340,088	285,583	304,943	4,900	309,843	Update to Actuals
Benefits	148,395	127,531	135,538	2,200	137,738	Update to Actuals
Community Development Admin Department Total	\$ 432,303	\$ 337,803	\$ 390,610	\$ 7,100	\$ 397,710	
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	33,600	13,748,575	Wildlife Contract & UPD Surveillance Equipment
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	\$ 5,372,197	\$ 23,541,866	
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - GENERAL FUND	\$ 30,679,172	\$ 24,760,793	\$ 27,171,559	\$ 5,464,947	\$ 32,636,506	

Proceedings of City Council Meeting
June 16, 2026

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	33,600	13,748,575	Wildlife Contract
TOTAL RECOMMENDED REVENUE BUDGET ADJUSTMENTS - PUBLIC SAFETY FUND	\$ -	\$ 14,660,586	\$ 14,631,536	\$ 33,600	\$ 14,665,136	
Expenditures						
Animal Control Contract	-	428,724	422,820	6,000	428,820	Wildlife Contract
Miscellaneous supplies	-	27,600	24,000	27,600	51,600	UPD Surveillance Equipment
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - PUBLIC SAFETY FUND	\$ 14,149,738	\$ 13,480,357	\$ 14,631,536	\$ 33,600	\$ 14,665,136	
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	\$ 2,773,347	\$ 32,668,200	\$ 1,300,000	\$ 33,968,200	
Expenditures						
Facility maintenance	96,373	20,452	65,500	47,000	112,500	UPD Precinct Card Readers
TOTAL RECOMMENDED EXPENDITURE BUDGET ADJUSTMENTS - CAPITAL PROJECTS FUND	\$ 8,106,792	\$ 4,852,619	\$ 31,728,200	\$ 47,000	\$ 31,775,200	
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	
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	

MOTION: Council Member Denece Mikolash MOVED to adopt Resolution 2026-R-37 amending the fiscal year 2026 budget for the General Fund, Public Safety Fund, Capital Projects Fund, Water Fund, and Sewer Fund as presented. 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.

IX. ADJOURN

MOTION: Council Member Paul Glover MOVED to adjourn the meeting. The motion was **SECONDED** by Council Member Bonnie Billings. Mayor Gettel called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The meeting adjourned at 8:29 p.m.

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

Approved July 7, 2026



7505 S Holden Street
Midvale, UT 84047
801-567-7200
www.MidvaleCity.org

MIDVALE CITY COUNCIL STAFF REPORT July 7, 2026

SUBJECT

Consider Resolution No. 2026-R-40, Approving Change Orders with Noland and Son Construction Company, Inc. for the 2025 Sewer Rehabilitation Project.

SUBMITTED BY

Branden Anderson, City Engineer

BACKGROUND AND OVERVIEW

The City entered in a contract with Noland & Son Construction Co. Inc. for the execution of the 2025 Sewer Rehabilitation Project on September 2, 2025.

During contracted work it came to the City's attention that we were having troubles on another sections of sewer pipe on Rio Grande, Grant and Wilson Streets. It was also determined that the desired work would be performed based on existing contract pricing. The following are summaries of the proposed change orders.

- **Rio Grande Street**
 - Replace approximately 314 feet of existing sewer main from manhole to manhole.
- **Grant Street**
 - Cured-in-place pipe (CIPP)
 - Approximately 237 feet to be installed
 - Beginning at Park Street
- **Wilson Street**
 - Cured-in-place pipe (CIPP)
 - Approximately 437 feet to be installed
 - Beginning at Columbia Street headed South

This work was reviewed by City Staff and the Design Engineer for the project and found to be acceptable and needed.

The proposed schedule will change to finish in **August 2026**. It is dependent on fitting the CIPP sub-contractor back on the schedule.

Staff recommends City Council approve the contract amendment with Noland & Son Construction Co. Inc. A suspension of the rules is requested so staff may proceed with scheduling the completion of the work this summer.

FISCAL IMPACT

Additional impact will be **\$213,966.00**. This will be paid for out of the same bond proceeds set aside for the sewer rehab project.

STAFF RECOMMENDATION

Staff recommends the Council approve Resolution 2026-R-40, thus entering a contract amendment with Noland & Son Construction Co. Inc.

RECOMMENDED MOTION

I move that we suspend the rules and approve Resolution No. 2026-R-40, a resolution authorizing the Mayor to approve the Change Orders with Noland & Son Construction Co. Inc. for the 2025 Sewer Rehabilitation Project.

ATTACHMENTS

1. Resolution No. 2026-R-40

**MIDVALE CITY, UTAH
RESOLUTION NO. 2026-R-40**

**A RESOLUTION APPROVING CHANGE ORDERS WITH NOLAND & SON
CONSTRUCTION CO. INC. FOR THE 2025 SEWER REHABILITATION PROJECT**

WHEREAS, Midvale City engaged Bowen Collins & Associates to prepare a comprehensive sewer master plan; and

WHEREAS, City staff determined that a project should be developed to address deficiencies within the sewer system that were identified in the sewer master plan; and

WHEREAS, Bowen Collins & Associates subsequently designed and assembled the project specifications for public advertisement in accordance with the study's findings; and

WHEREAS, Midvale City publicly advertised and solicited bid proposals for the 2025 Sewer Rehabilitation Project; and

WHEREAS, City staff determined that Noland & Son Construction Co. Inc. achieved the highest ranking based on established review criteria pertaining to this project; and

WHEREAS, a Contract for the execution of the 2025 Sewer Rehabilitation Project has been prepared and duly reviewed by City staff and City Council; and

WHEREAS, Midvale City Council adopted Resolution No. 2025-R-45 and executed a contract for the 2025 Sewer Rehabilitation Project to Noland & Son Construction Co. Inc. in September 2025; and

WHEREAS, Midvale City became aware of new issues with the city sanitary sewer system within the timeframe of the project and asked Noland & Son Construction Co. Inc to submit a change order to fix these issues; and

WHEREAS, Bowen Collins & Associates prepared Change Order #3; and

WHEREAS, Bowen Collins & Associates and City staff have reviewed and evaluated the change order work and recommends the City Council approve the change order.

NOW, THEREFORE, BE IT RESOLVED, the Midvale City Council hereby approves change order No. 3 with Noland & Son Construction Co. Inc. for the 2025 Sewer Rehabilitation Project.

APPROVED AND ADOPTED this 7th day of July 2026.

Mayor Dustin Gettel

ATTEST:

Rori L. Andreason,
City Recorder

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



CHANGE ORDER

CHANGE ORDER NO. 03

TO CONTRACTOR: Noland and Sons Construction Co.

PROJECT: 2025 Midvale Sewer Rehabilitation PROJECT NO: 139-24-01

OWNER: Midvale City

ENGINEER: Bowen, Collins & Associates

The following modification(s) to the Contract are hereby ordered (use additional pages if required):

Rio Grande Street

Remove and replace approximately 314 linear feet of existing sanitary sewer pipe between 7th Avenue and 6th Avenue. The existing sewer shall be removed and replaced with new sanitary sewer pipe in accordance with the requirements of the Contract Documents of the current 2025 Midvale Sewer Rehabilitation Project.

All associated work shall be included, including but not limited to:

- Field verification of existing laterals
- Reconnection or replacement of service laterals
- Surface restoration

Grant Street

Install cured-in-place pipe (CIPP) lining for approximately 237 linear feet of existing sewer pipe beginning at Park Street. The work shall including the same scope and activities consistent with the Contract Documents for the 2025 Midvale Sewer Rehabilitation Project.

Work shall include:

- One spot repair (approximately 8 feet in length) to address a soil-visible defect
- Repair of at least one intruding lateral
- Cleaning and prepping the existing pipe
- Removal of roots or other obstructions in the pipe and at pipe joints
- Field verification and reinstatement of laterals
- Surface restoration

- Meet all requirements of the Contract Specifications

Wilson Street

Install cured-in-place pipe (CIPP) lining for approximately 437 linear feet of existing sewer pipe beginning at 8105 South (Columbia Drive) and extending south.

Approximately 25% of the pipe segment could not be video inspected; however, the pipe is anticipated to be suitable for lining.

Work shall include:

- Cleaning and prepping the existing pipe
- Removal of roots or other obstructions in the pipe and at pipe joints
- Field verification and reinstatement of laterals
- Surface restoration
- Meet all requirements of the Contract Specifications

All work shall be completed in accordance with the plans, specifications, and conditions of the original contract for the 2025 Midvale Sewer Rehabilitation Project, unless otherwise modified by this Change Order.

Reason for modification(s):

The identified sewer segments are in severely deteriorated condition and require timely rehabilitation to maintain system integrity and functionality.

Because the contractor is already mobilized in the project area, this work can be completed efficiently under the existing contract, minimizing additional disruption and cost impacts.

Attachments (list supporting documents):

- RFQ No. 02 – Additional Work
- Area Map of Additional Work

Contract Amount or Price		Contract Times (Calculate Days)	
Original	\$2,616,247.00	Original Completion Date	June 30, 2026
Previous Change Order(s) (Add/Deduct)	\$415,669.00	Previous Change Order(s) (Add/Deduct)	_____ Days
This Change Order (Add/Deduct)	\$213,966.00	This Change Order (Add/Deduct)	30 Days
Revised Contract Amount	\$3,245,882.00	Revised Contract Time	30 Days
The Revised Contract Completion Date is:			
July 30, _____, 20 26			

Owner	Contractor	Engineer Recommendation
By: _____	By: _____	By: _____
Date: _____	Date: _____	Date: _____



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Midvale, UT 84047
801-567-7200
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MIDVALE CITY COUNCIL STAFF REPORT 7/7/2026

SUBJECT

Discuss the Second Amendment to The Aaron by Signature Development Agreement

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The Aaron by Signature is a 27-unit townhome development located at 7444 S State St. A rezone request was brought before the City Council on September 17, 2024, and was tabled pending the negotiation of a development agreement. The rezone request, together with the negotiated development agreement, was subsequently approved by the City Council on March 18, 2025. The original development agreement is included in the attachments.

The executed development agreement included specific provisions governing the maximum building height for structures located near the western property line. The agreement states:

“Developer agrees to limit the height of any structure within sixty (60) feet of the west property line of the Project to thirty-three (33) feet, as measured from the lowest existing grade point within the structure’s footprint to the highest point of the structure (the “Height Limit”). Developer shall ensure that no structure within sixty (60) feet of the west property line of the Project exceeds the Height Limit under any circumstances.”

A Conditional Use Permit and Small Scale Master Plan were approved by the Planning Commission on April 9, 2025. A Site Plan was then approved on June 25, 2025. During those reviews, building height was evaluated based on the grading information and finished floor elevations shown on the submitted plans. However, the executed development agreement has always required the building height to be measured from the lowest existing grade point within the structure's footprint to the highest point of the structure. No building permit has been issued for the westernmost building, and compliance with the development agreement would be verified during the building permit review process prior to construction.

The applicant is now requesting an amendment to the development agreement to increase the maximum permitted height for structures within 60 feet of the western property line from 33 feet to 35 feet. This request is because, when measured in

accordance with the existing Development agreement from the lowest existing grade point within the structure's footprint, the proposed western building exceeds the current 33-foot height limitation. The proposed height change would still comply with current zoning, which allows building height up to 35 feet. The proposed Second Amendment to the Development Agreement is included in the attachments. (The First Amendment to The Aaron by Signature Development Agreement dealt with changing the project from a condominium project to a planned residential unit development).

ATTACHMENTS

1. Original Development Agreement (The Aaron by Signature)
2. Draft of the Second Amendment to The Aaron by Signature Development Agreement

RESOLUTION 2025-R-13

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH STEVEN HO AND CUILING LAO, HO'S INVESTMENT, LLC, AND THE AARON BY SIGNATURE, LLC FOR THE DEVELOPMENT OF APPROXIMATELY 1.67 ACRES OF LAND LOCATED AT 58 W 7500 S AND 7444 S STATE ST, MIDVALE, UTAH 84047.

WHEREAS, pursuant to Utah Code Annotated Sections 10-9a-102 (2) of the Utah State Code, Midvale City (the "City") is authorized as follows: "To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law"; and

WHEREAS, The Planning Commission held a public hearing on August 14, 2024, to review the request for rezone and, after considering all of the information received, made a recommendation to deny said rezone to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on September 17, 2024 to consider the request and tabled the rezone pending a development agreement; and

WHEREAS, a request has been made for a development agreement to accompany a rezone request for approximately 1.67 acres of land located at 58 W 7500 S and 7444 S State St as included in Attachment A; and

WHEREAS, the City Council of Midvale City, Utah took action on March 18, 2025 and approved the rezone request; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Midvale City, Utah hereby authorizes the Mayor to sign the development agreement, included as Attachment A, with Steven Ho and Cuiling Lao, Ho's Investment, LLC, and The Aaron by Signature, LLC for the development of approximately 1.67 acres of land located at 58 W 7500 S and 7444 S State St, Midvale, Utah, 84047.

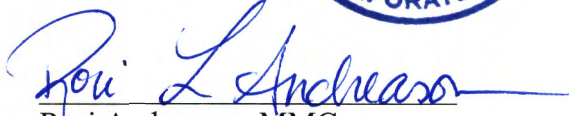
APPROVED AND ADOPTED this 18th day of March, 2025.





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

☒

☐

Attachment A:

When recorded, return to:
Midvale City
7505 S. Holden Street
Midvale City, UT 84047
Attn: Midvale City Recorder

DEVELOPMENT AGREEMENT
(The Aaron by Signature)
Midvale City, Utah

This DEVELOPMENT AGREEMENT (this “Development Agreement” or “Agreement”), dated as of the 18th day of March, 2025 (the “Effective Date”), is entered into by and between Steven Ho and Cuiling Lao, individuals, and Ho’s Investment, LLC, a Utah limited liability company (collectively, the “Owners”), Signature Homes, LLC, a Utah limited liability company (“Developer”), and Midvale City, a Utah municipal corporation and political subdivision of the state of Utah (“Midvale City” or “City”). Owners, Developer, and City are sometimes referred to herein individually as a “Party,” and collectively as the “Parties.”

A. **Property.** Developer has the option to purchase certain real property within Midvale City from Owners (as more particularly defined in Exhibit A, attached hereto and incorporated herein, the “Property”). Owners own the Property and have consented to their property being subject to this Development Agreement.

B. **The Aaron by Signature.** Developer intends to construct on the Property a residential master planned development project (as more particularly defined in Section 1.2 below, the “The Aaron by Signature” or “Project”).

C. **Zoning.** The Developer, with the consent of the Owners, applied for the Property to be rezoned, pursuant to the City’s Zoning Ordinance, as Multifamily Residential-Medium to High Density (RM-25). This zone, described in Chapter 17-7-4 of the Midvale City Municipal Code, establishes the procedural and substantive requirements for approval by the City for development on the Property. The Midvale Planning Commission heard the Developer’s application on August 14, 2024. In exchange for the Owners’ and Developer’s voluntary restrictions on the development of the Project included in this Development Agreement, the City Council held a public hearing and approved the Developer’s application with Ordinance No. 2025-C-4 on Apr 18, 2025.

D. **State Authority.** Pursuant to its authority under Utah Code Ann. § 10-9a-101, *et seq.*, Midvale City is authorized to enter into development agreements as provided therein. The City, through its exercise of its legislative discretion, desires to enter into this Development Agreement in order to further its land use policies, goals, and objectives and to obtain the benefits for the City provided herein.

NOW, THEREFORE, in consideration of the above recitals, terms of this Development Agreement, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Article I
THE AARON BY SIGNATURE

1.3.5.2 All common area landscaping of the Project must be in place prior or bonded for prior to issuance of the first certificate of occupancy of the Project except that the sidewalks may be installed upon completion of the Project. Landscaping associated with a specific unit must be installed or bonded for prior to issuance of a certificate of occupancy for that unit. If seasonal conditions make installation of part or all of the common area or a specific unit landscaping unfeasible, then Developer may defer installation of the affected common area or specific unit landscaping by posting one or more landscape bonds consistent with the City's bonding policies and Utah law. These bonds must provide the financial security for the uninstalled landscape improvements including, but not limited to, fencing, pedestrian hardscapes, plant materials, irrigation components, labor, and other landscape improvements. If a bond is provided, all uninstalled landscaping must be installed within six months or by the following May 31, whichever comes later. Bonds will be released in accordance with Utah Code Annotated § 10-9a-604.5.

1.3.5 **Thematic Elements.** Developer agrees to implement a common theme and consistency with certain elements within the Project. These thematic elements shall be established by the approved SSMP.

1.3.6 **Limited Building Height.** Developer agrees to limit the height of any structure within sixty (60) feet of the west property line of the Project to thirty-three (33) feet, as measured from the lowest existing grade point within the structure's footprint to the highest point of the structure (the "**Height Limit**"). Developer shall ensure that no structure within sixty (60) feet of the west property line of the Project exceeds the Height Limit under any circumstances.

1.3.7 **Landscape Buffer.** Developer agrees to build an eight (8) foot fence and plant trees ten (10) feet on center within ten (10) feet of the west property line of the Project (the "**Landscape Buffer**"). The Landscape Buffer will be reflected in the approved SSMP. The Landscape Buffer shall consist of tree species that are suitable for the local climate and soil conditions. The trees within the Landscape Buffer shall be planted at intervals that will allow them to grow into a continuous buffer over time. Developer shall be responsible for the maintenance of the Landscape Buffer until the trees have fully established a landscape buffer, which includes replacing any trees that fail to thrive. Developer shall ensure that all planting and maintenance activities comply with all applicable state and federal regulations and shall obtain any necessary permits and approvals from relevant authorities. The installation of the Landscape Buffer must be completed prior to the issuance of any certificate of occupancy. Developer shall require the Condominium Unit Owners' Association, as more fully described in Subsection 1.3.11 of this Agreement, to be responsible in perpetuity for the maintenance of the Landscape Buffer including, but not limited to, maintaining the Landscape Buffer fence in good repair and replacing any trees in the Landscape Buffer that die or become diseased with healthy trees as identified in the approved SSMP.

1.3.8 **Preexisting Easement Use.** In order to prevent access to the preexisting easement on Salt Lake County Recorder Parcel No. 21-25-427-036-0000 (the "**Easement**"), Developer agrees to plant screening shrubs three (3) feet on center within five (5) feet of a line extending from the northwest corner of Parcel No. 21-25-427-052-0000 due west to the property line of Parcel No. 21-25-427-008-0000. Developer, Owners, and future residents of the Project shall not use the Easement for ingress or egress purposes. Notwithstanding the restriction on ingress and egress, the Developer and Owners may use the Easement for utility purposes, including but not limited to the installation, maintenance, and repair of utility lines. The planting of the shrubs under this Subsection must be completed prior to the issuance of any certificate of occupancy.

1.3.9 **Future Subdivision Required.** Prior to any certificate of occupancy being issued for the Project, Developer shall further subdivide the Property into individual units and common

2.1 **Rights of Access.** For the purpose of ensuring compliance with this Development Agreement, upon reasonable advanced notice to Developer and during reasonable times, representatives of the City have the right of access to the Property and all buildings and structures thereon without charges or fees, during the period of construction for the purposes of this Agreement. Such representatives must comply with all safety rules of Developer and its general contractor, including signing a standard construction area release. In addition, upon reasonable advanced notice to Developer, the City has the right to enter the Property or any buildings or improvements thereon at all reasonable times for the purpose of exercising the City's remedies, including cure rights contained in this Agreement and for the construction, reconstruction, maintenance, repair, or service of any public improvements or public facilities located on the Property.

2.2 **Construction Parking.** During construction, the Developer must inform its employees, contractors, and subcontractors that they are restricted from parking on public streets during the first 80% of the construction of the Project. In the event that its employees, contractors, or subcontractors park on a public street, the City may require the Developer to correct the issue within a reasonable amount of time. During the last 20% of the construction of the Project, the Developer's employees, contractors, and subcontractors may park on public streets in accordance with applicable law.

2.3 **Construction of Agreement.** Each Party has jointly participated in the drafting of this Agreement, which each Party acknowledges is the result of extensive negotiations between the Parties. Accordingly, the Parties agree that in the event an ambiguity or question of intent arises, this Agreement shall be construed as if drafted jointly by the Parties, and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any provisions of this Agreement. Furthermore, the Parties agree that this Development Agreement must be constructed and interpreted to ensure that the Developer and Owners comply with the requirements and conditions of the Applicable Laws.

2.4 **Applicable Laws.** Where this Development Agreement refers to laws of general applicability to the Project, that language refers to ordinances which apply generally to other similarly situated, subdivided properties within Midvale City and any other applicable laws, rules, or regulations, which apply to the ownership, development, and use of the Property, whether or not in existence on the date hereof, including without limitation any such ordinances, rules, or regulations in existence on the date hereof that are subsequently amended or deleted (individually and collectively, the "Applicable Laws"). Except as otherwise provided in Section 1.5, the Applicable Laws adopted on or after the date hereof may not apply to the Project if such laws would have a materially adverse effect on the Developer's vested rights described herein.

2.5 **Agreements to Run with the Land.** This Development Agreement must be recorded against the Property. The agreements contained herein run with the land and are binding on and insure to the benefit of all successors and assigns of the Developer and Owners in the development of any portion of the Project.

2.6 **Release of Developer:** In the event of a transfer of the Project, Developer must obtain an assumption by the transferee of the obligations under this Development Agreement, and, in such an event, the transferee will be fully substituted as Developer under this Development Agreement. Following recording of such assumption of obligations, the Developer executing this Development Agreement is released from any further obligations with respect to this Development Agreement. The Developer must notify the City of any transfer of the Project.

2.7 **Duration; Survival of Obligations and Rights.** The term of this Development Agreement will commence on the date this Development Agreement is executed by the Parties and will

2.10 **No Third-Party Rights.** This Development Agreement does not create any third-party beneficiary rights. It is specifically understood by the Parties that: (a) the development of the Property under this Development Agreement is a private development; (b) the City has no interest in or responsibilities for or duty to third parties concerning any improvements on the Property; and (c) Developer and Owners have full power over and exclusive control of the Property subject to the obligations of Developer and Owners under this Development Agreement and all Applicable Laws.

2.11 **Integration.** Except as otherwise specified and agreed in writing, this Development Agreement contains the entire agreement between the Parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature, and may only be modified by a subsequent writing, duly executed by the Parties hereto. By this reference, the foregoing recitals and the attached exhibits are incorporated in and made a part of this Development Agreement.

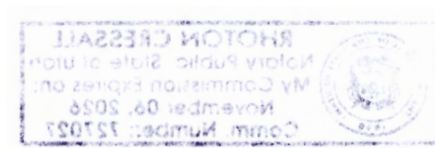
2.12 **Further Assurances.** The Parties to this Development Agreement agree to reasonably cooperate with each other in effectuating the terms and conditions of this Development Agreement and, further, agree to execute such further agreements, conveyances, and other instruments as may be required to carry out the intent and purpose of this Development Agreement.

2.13 **Waiver; Time of Essence.** No failure or delay in exercising any right, power, or privilege hereunder on the part of any Party may operate as a waiver thereof. No waiver may be binding unless executed in writing by the Party making the waiver. Time is of the essence of this Development Agreement.

2.14 **Obligations and Rights of Mortgage Lenders.** Developer or Owners may finance the Property and may execute one or more mortgages, deeds of trust, or other security arrangements with respect to the Property and may assign this Development Agreement to a holder of any such financial instrument without prior written notice to or consent of the City. The holder of any mortgage, deed of trust, or other security arrangement with respect to the Property, or any portion thereof, may not be obligated under this Development Agreement by virtue of such assignment to construct or complete improvements or to guarantee such construction or completion, but is otherwise bound by all of the terms and conditions of this Development Agreement which pertain to the Property or such portion thereof in which it holds an interest. Any such holder who comes into possession of the Property, or any portion thereof, pursuant to a foreclosure of a mortgage or a deed of trust, or deed in lieu of such foreclosure, takes the Property, or such portion thereof, subject to all requirements and obligations of this Development Agreement and any pro rata claims for payments or charges against the Property, or such portion thereof, deed restrictions, or other obligations which accrue prior to the time such holder comes into possession. Nothing in this Development Agreement may be deemed or construed to permit or authorize any such holder to devote the Property, or any portion thereof, to any uses, or to construct any improvements thereon, other than those uses and improvements provided for or authorized by this Development Agreement, and, as would be the case in any assignment, the purchaser of the Property from the holder is subject to all of the terms and conditions of this Development Agreement, including the obligation to complete all required amenities and improvements. Additionally, nothing herein may be so construed as to prohibit a mortgage or deed of trust holder from providing security for the standard installation of development improvements pursuant to the Applicable Laws.

2.15 **Disputes.** In the event that a dispute arises in the interpretation or administration of this Development Agreement, the disputing Party will provide written notice to the other Party of the dispute with reasonable specificity. The Parties agree to negotiate a resolution in good faith. If the negotiation does not resolve a default under this Development Agreement, then prior to taking any action to terminate

(signature pages follow)



DEVELOPER:

Signature Homes, LLC

By: [Signature]
Name: Jahangere Semnani
Title: Manager

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the 14 day of March, 2025, personally appeared before me Kelly M. Cook, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is the Manager of Signature Homes, LLC and that the Development Agreement was signed by him/her in behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me that said Corporation executed the same.



[Signature]
Notary Public
Residing at: Salt Lake County

My Commission Expires:

03/18/2028

OWNER:

Cuiling Lao

By: Cuiling Lao
Name: Cuiling Lao
Title: owner

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the 14 day of March, 2025, personally appeared before me Kelly M. Cook, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is subscribed to this Development Agreement, and acknowledged he/she executed the same.



Kelly M. Cook
Notary Public
Residing at: Salt Lake County

My Commission Expires:

03/18/2028

EXHIBIT A
(Legal Description)

Parcel 1:

Commencing in the center of State Street 20 rods South and 11.4 rods East from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Meridian; thence North 14 feet; thence West 215 feet; thence North 66 feet; thence West 35 feet; thence North 20 feet; thence West 410 feet; thence South 90 feet; thence East 40 rods to beginning.

Less any portion located within State Street.

Also, less and excepting:

Beginning at a point in the Easterly boundary line which is 330.00 feet South and 138.00 feet East from the West Quarter corner of said Section 30, said point is also approximately 45.90 feet perpendicularly distant Westerly from the control line of said project opposite Engineer Station 202+00.03; and running thence South 00°53'10" West 4.49 feet along the Westerly right of way line of the existing Highway State Route 89, to the Southerly boundary line of said entire tract; thence North 89°06'50" West 3.60 feet along said Southerly boundary line to a line parallel with and 49.50 feet perpendicularly distant Westerly from said control line; thence North 00°50'51" East 18.45 feet along said parallel line to a point in the Northerly boundary line of said entire tract; thence North 89°59'43" East 3.59 feet along said Northerly boundary line; thence South 00°49'30" West 14.01 feet along said Westerly right of way line to the point of beginning, as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No.: 21-25-427-047

Parcel 2:

Commencing 240 feet South and 29 rods West from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 90 feet; thence West 42.9 feet, more or less; thence North 90 feet; thence East 42.9 feet, more or less, to beginning.

Parcel No.: 21-25-427-009

Parcel 3:

The land hereinafter referred to is situated in the City of Midvale, County of Salt Lake, State of Utah, and is described as follows:

Commencing North 1996.50 feet and West 504.95 feet from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 28.00 feet; thence North 346.50 feet; thence East 123.00 feet; thence South 88.51 feet; thence South 85°21'58" West 95.31 feet; thence South 250.29 feet to the point of beginning.

Parcel No.: 21-25-427-036

Parcel 4:

A right of way appurtenant to Parcel 4, as disclosed by the Warranty Deed, recorded July 14, 2006, as Entry No. 9783218, in Book 9322, at Page 2465, of official records, over the following:

Beginning at a point in the center of State Street 330.0 feet South and approximately 11.4 rods East of the Northeast corner of the Southeast Quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 215.0 feet; thence South 2.0 feet; thence South 89°19' East 215.0 feet; thence North 4.56 feet to the point of beginning.

Parcel No.: 22-30-301-012

When recorded, return to:
Midvale City
7505 S. Holden Street
Midvale City, UT 84047
Attn: Midvale City Recorder

**SECOND AMENDMENT TO
DEVELOPMENT AGREEMENT
(The Aaron by Signature)
Midvale City, Utah**

This SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (this “*Second Amendment*”) is made and entered into as of _____, 2026 (the “*Second Amendment Date*”), by and among The Aaron by Signature, LLC, a Utah limited liability company (“*Developer*”), and Midvale City, a Utah municipal corporation and political subdivision of the State of Utah (“*City*”). Developer and City are sometimes hereinafter referred to collectively as the “*Parties*” and individually as a “*Party*”.

Recitals:

WHEREAS, the Parties entered a certain Development Agreement, dated March 18, 2025 (the “*Agreement*”), for the development of the Property, consisting of certain real property consisting of approximately 1.67 acres of land located at 7444 S State Street and 58 W 7500 S, Midvale Utah, 84047, as more fully described in Exhibit A to this Amendment;

WHEREAS, the Parties amended the Agreement on June 17, 2025 (the “*First Amendment*,” and together with the Agreement as further amended, restated, supplemented or otherwise modified from time to time, the “*Amended Development Agreement*”); and

WHEREAS, the Developer purchased the Property from the Owners on June 17, 2025;
and

WHEREAS, the Parties desire to amend the Amended Development Agreement to increase the Height Limit because of grading issues on the Property; and

WHEREAS, the Parties desire to execute this Second Amendment in order for the Developer to provide a waiver and release to the City.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements made herein, and for other good and valuable consideration, the receipt, sufficiency, and adequacy of which is hereby acknowledged, the Parties hereto agree as follows:

1. **Recitals Incorporated.** The foregoing recitals are true and correct and are incorporated herein for all purposes.

2. **Definitions.** All capitalized terms used, but not defined herein shall have the meaning given such term in the Amended Development Agreement.

3. **Amendment.**

(a) Section 1.3.6 of the Amended Development Agreement is hereby amended and restated in its entirety as follows:

1.3.6 **Limited Building Height.** Developer agrees to limit the height of any structure within sixty (60) feet of the west property line of the Project to thirty-five (35) feet, as measured from the lowest existing grade point within the structure's footprint to the highest point of the structure (the "Height Limit"). Developer shall ensure that no structure within sixty (60) feet of the west property line of the Project exceeds the Height Limit under any circumstances.

(b) Developer acknowledges that the original SSMP, even with the execution of this Second Amendment, does not meet the terms of the Amended Development Agreement. Developer is required to submit and receive approval of an amended SSMP that complies with the Amended Development Agreement and all Applicable Laws ("Amended SSMP"). The Parties agree that the Amended SSMP will replace the SSMP that was incorporated as part of the Amended Development Agreement under Section 1.3.1 of Agreement. The Amended SSMP will replace the SSMP in its entirety and be incorporated by reference in the Amended Development Agreement upon approval by the Midvale City Planning Commission.

4. **Ratification of Agreement.** The Amended Development Agreement is hereby modified and amended to give effect to this Second Amendment. All terms and provisions of the Amended Development Agreement not modified or amended by this Second Amendment shall remain in full force and effect, and the Amended Development Agreement, as modified herein, is hereby ratified, confirmed and approved in all respects by the Parties.

5. **Waiver.** In order to entice the City to agree to this Second Amendment and as material consideration of this Second Amendment, Developer waives and releases any and all suits, claims, demands, allegations, charges, liabilities, damages, and causes of actions whatsoever in law or equity under federal, state, municipal or local statute, law, ordinance, regulation, constitution, or common law, whether known or unknown, which Developer has ever had or now has as of the Second Amendment Date against the City and its officials, officers, employees, agents, and volunteers.

6. **Miscellaneous.** The following provisions shall apply with respect to this Amendment:

(a) In the event of any conflict between Agreement, the First Amendment, and this Second Amendment, the terms and conditions of this Second Amendment shall control.

(b) This Second Amendment may be executed in counterparts, each of which (or any combination of which) when signed by all of the Parties shall be deemed an original, but all of which when taken together shall constitute one agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Second Amendment to be effective as of the Second Amendment Date.

[Signature Pages to Follow]

MIDVALE CITY

ATTEST:

APPROVED AS TO FORM:

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

Notary Public
Residing at:

4

The Aaron by Signature, LLC

Title: _____

On the _____ day of _____, 2026, personally appeared before me _____, whose identity is personally known to me or proven on the basis of satisfactory evidence, who being by me duly sworn did say he/she is the _____ of The Aaron by Signatures, LLC and that the Second Amendment to Development Agreement was signed by him/her in behalf of said Corporation by Authority of its Bylaws or resolution of its Board of Directors, and said _____ acknowledged to me that said Corporation executed the same.

Notary Public
Residing at:

Exhibit A
Legal Description

Parcel 1:

Commencing in the center of State Street 20 rods South and 11.4 rods East from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Meridian; thence North 14 feet; thence West 215 feet; thence North 66 feet; thence West 35 feet; thence North 20 feet; thence West 410 feet; thence South 90 feet; thence East 40 rods to beginning.

Less any portion located within State Street.

Also, less and excepting:

Beginning at a point in the Easterly boundary line which is 330.00 feet South and 138.00 feet East from the West Quarter corner of said Section 30, said point is also approximately 45.90 feet perpendicularly distant Westerly from the control line of said project opposite Engineer Station 202+00.03; and running thence South 00°53'10" West 4.49 feet along the Westerly right of way line of the existing Highway State Route 89, to the Southerly boundary line of said entire tract; thence North 89°06'50" West 3.60 feet along said Southerly boundary line to a line parallel with and 49.50 feet perpendicularly distant Westerly from said control line; thence North 00°50'51" East 18.45 feet along said parallel line to a point in the Northerly boundary line of said entire tract; thence North 89°59'43" East 3.59 feet along said Northerly boundary line; thence South 00°49'30" West 14.01 feet along said Westerly right of way line to the point of beginning, as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel No.: 21-25-427-047

Parcel 2:

Commencing 240 feet South and 29 rods West from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Meridian; thence South 90 feet; thence West 42.9 feet, more or less; thence North 90 feet; thence East 42.9 feet, more or less, to beginning.

Parcel No.: 21-25-427-009

Parcel 3:

The land hereinafter referred to is situated in the City of Midvale, County of Salt Lake, State of Utah, and is described as follows:

Commencing North 1996.50 feet and West 504.95 feet from the Southeast corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 28.00 feet; thence North 346.50 feet; thence East 123.00 feet; thence South 88.51 feet; thence South 85°21'58" West 95.31 feet; thence South 250.29 feet to the point of beginning.

Parcel No.: 21-25-427-036

Parcel 4:

Beginning at a point in the center of State Street 316.0 feet South and 11.4 rods East from the Northeast corner of the Southeast Quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence West 215.0 feet; thence North 56 feet, more or less, to the fence line referenced in that certain Boundary Line Agreement, recorded May 29, 1953, as Entry No. 1331552, in Book 1010, at Page 646; thence East along said line 215.0 feet; thence South 56 feet, more or less, to the point of beginning.

Less and excepting that portion conveyed to Midvale City Corporation, in Quit Claim Deed, recorded November 2, 2007, as Entry No. 10265608, in Book 9533, at Page 1864, and described as follows:

Beginning at a point on the centerline of State Street, said point lying South 316.00 feet and East 188.10 feet, more or less, from the East Quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°35'25" East 56 feet; thence North 89°18'45" West 53.00 feet; thence South 00°35'25" West 56 feet; thence South 89°18'45" East 53 feet to the point of beginning.

Less and excepting therefrom that portion conveyed to Utah Department of Transportation, as disclosed by Warranty Deed, recorded October 19, 2010, as Entry No. 11055874, in Book 9869, at Page 8833, of official records, being more particularly described as follows:

A parcel of land in fee for the widening of the existing Highway State Route 89 known as Project No. S-0089(173)316, being part of an entire tract of property situate in the Northwest Quarter of the Southwest Quarter of Section 30, Township 2 South, Range 1 East, Salt Lake Base and Meridian, the boundary of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract in the Westerly right of way line of the existing Highway State Route 89 which corner is 316.29 (316.0 feet by record) feet South and 134.34 feet (11.4 rods by record) East from the West Quarter corner of said Section 30, said corner is also approximately 45.91 feet perpendicularly distant Westerly from the control line of said project opposite Engineer Station 202+14.04; and running thence South 89°59'26" West (West by record) 3.59 feet along the Southerly boundary line of said entire tract to a line parallel with and 49.50 feet perpendicularly distant Westerly from said control line; thence North 00°60'34" East 56.08 feet along said parallel line to the Northerly boundary line of said entire tract; thence North 89°58'09" East (East by record) 3.57 feet along said Northerly boundary line to the Northeast corner of said entire tract; thence South 00°49'13" West (South by record) 56.08 feet along said Westerly right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Note: Rotate all bearings in the above description 00°00'17" clockwise to obtain highway bearings.

Parcel 4A:

A right of way appurtenant to Parcel 4, as disclosed by the Warranty Deed, recorded July 14, 2006, as Entry No. 9783218, in Book 9322, at Page 2465, of official records, over the following:

Beginning in the center of State Street 330.0 feet South and 11.4 rods East from the Northeast corner of the Southeast Quarter of said Section 25; and running thence North 14 feet; thence West 215.0 feet; thence South 14.0 feet; thence East 215.5 feet to the place of beginning.

Parcel 4B:

A right of way appurtenant to Parcel 4, as disclosed by the Warranty Deed, recorded July 14, 2006, as Entry No. 9783218, in Book 9322, at Page 2465, of official records, over the following:

Beginning at a point in the center of State Street 330.0 feet South and approximately 11.4 rods East of the Northeast corner of the Southeast Quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian; thence West 215.0 feet; thence South 2.0 feet; thence South 89°19' East 215.0 feet; thence North 4.56 feet to the point of beginning.

Parcel No.: 22-30-301-012



MIDVALE CITY COUNCIL SUMMARY REPORT

July 7, 2026

SUBJECT: Discuss Main Park Restroom

SUBMITTED BY: Jerimie Thorne, Public Works Director

SUMMARY:

The Public Works Department has received a proposal from Mountain West Precast under Utah State Contract #MA543 for the Main Park restroom replacement project. The purpose of this memo is to review and discuss the final design elements and basic contract costs prior to any approval decisions.

Vendor Information: Mountain West Precast

Project: Midvale City Main Park Restroom Replacement

Design Highlights & Inclusions:

- Building dimensions: 20' x 16'-10" x 10'-6" (total height)
- Construction: 4" walls, 5" floor, 5" roof using 5,000 psi concrete and grade 60 non-epoxy reinforcement
- (7) 3'-0" x 6'-8" painted steel single doors with latch, deadbolt, holder, threshold, sweep/seal, and weather strip
- (6) 10"x10" aluminum wall louvers
- Complete electric package: 4' LED light fixture, switch, 1 LED exterior light (photocell controlled), 100-amp breaker panel, louvered exhaust fan with intake hood, and GFI
- (6) toilets, (6) sinks, and (6) hand dryers
- Standard exterior finish: Brick-look walls and Cedar Shake roof
- Stamped engineering by licensed P.E., submittals, and shop drawings included
- Block-outs for penetrations/anchoring included
- Building delivered complete with walls, floor, and roof (floor extent matches building footprint)
- Area to be at finished grade for placement

Basic Contract Costs (Bid #262007) \$207,170



MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: July 7, 2026

SUBJECT: Statewide Fireworks Ban Discussion

SUBMITTED BY: Matt Dahl, City Manager

SUMMARY:

On June 26, 2026, the Utah State Forester issued an order banning the discharge of fireworks statewide, including within municipal boundaries, from July 2 through July 5, 2026, citing extreme drought conditions and Governor Cox's Executive Order 2026-04. The order allowed a municipality to exempt itself by designating a "municipally designated area" for fireworks discharge — a decision the order places jointly with the Mayor and Fire Chief. A designation may specify where fireworks can be launched, and potentially the time period for discharge, but not the type of fireworks that may be used. The order restricts the use of fireworks only. Fireworks sales are allowed to continue during the ban. Midvale opted to keep the ban in place city-wide through July 5, and it is staff's understanding that the same decision was made by all municipalities in Salt Lake County.

A Council Member has requested that the City Council discuss the ban, how the Independence Day holiday went with respect to compliance and enforcement, and whether there is interest in a designated fireworks area for the Pioneer Day holiday should the ban be extended through July 24th. The current Order expires July 5, so an extension covering Pioneer Day would require further state action. The City Council discussion is expected to occur before the State takes any such action, so that Midvale is prepared to respond quickly if a new order is issued. If the State does not extend the ban, the fireworks restrictions map approved by the City Council in April 2026 would be applied for Pioneer Day. Additionally, the ban does not prohibit professional fireworks displays, and if extended would not effect the City's Harvest Days fireworks display.

Staff will be prepared to discuss whether the Council has interest in allowing fireworks in Midvale if the ban is extended and, if so, where their use should be designated. Because any formal designation rests with the Mayor and Fire Chief, the purpose of this item is to gauge Council sentiment and provide direction to inform that decision.