



CITY COUNCIL MEETING
Minutes
Tuesday September 1, 2026

Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Dustin Gettel

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

STAFF: Matt Dahl, City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Jerimie Thorne, Public Works Director; Nate Rockwood, Assistant City Manager; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Kate Andrus, RDA Director; Laura Magness, Communications Director; Chief April Morse, UPD; Chief Jason Mazuran, UPD; Lt. Rich Wilson, UPD; Chief Nathan Kay, UFA; and Matt Pierce, IT Director.

6:00 p.m. – REGULAR MEETING

Mayor Dustin Gettel called the regular meeting to order at 6:03 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. Recognition of Responders to the North Union Apartment Fire

Mayor Gettel recognized those who responded to the North Union Apartment fire and presented certificates and medallions in appreciation of their service. Honorees included UFA Stations 125 and 126, UFA Command Staff, Captain Patrick Costin, the Unified Police Department, Salt Lake County Animal Services, Canyons School District, the Red Cross of Utah, 211 Utah, Habitat for Humanity, Voluntary Organizations Active in Disaster (VOAD), the Salvation Army, Ben Gustafson, Laura Magness, James Gessel, Matt Dahl, and other community members who contributed to the response.

Mayor Gettel then invited Council Members to share their reflections on the fire and the community response.

Council Member Bonnie Billings said she lives across the street from the North Union Apartments and initially thought her own building was on fire when she heard the alarms. She thanked first responders for their quick response and for helping keep the scene calm.

D. Proclamation Declaring September 2026 Suicide Prevention Month

Council Member Bonnie Billings read the Proclamation Declaring September 2026 as Suicide Prevention Month.

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

II. PUBLIC COMMENTS

Ken Davis, nominee for Salt Lake County District Attorney, said he is qualified to be the Salt Lake County District Attorney because he spent 4 1/2 years in the DA's office as a prosecutor, and he currently works at Woodbury Corp. as in-house counsel and Director of Cyber Security. He said he did indigent public defense in Pima County Arizona, worked at the US Department of Justice as part of the Attorney General Honors Program, clerked for a federal judge, and left the Army after his 2nd deployment because he wanted to be a prosecutor so badly. He said he was inspired by the spirit of service he heard earlier in the meeting. He is at the meeting because the office he is seeking is a countywide office and it touches each one of these rooms. He asked the Council to tell him what Midvale City needs from the next County District Attorney; he is listening.

Ed Kimball, resident at Essex Court Condos, said he has spoken to the council before about the 7001 S 900 E project. He asked the Council to please ignore the letter he recently sent. He said he has a better understanding now of what has been going on since he sent the letter; however, he is still against this project.

David McBride, property owner at 6947 S 900 E, said he wants to publicly state how grateful that the city council and planning committee have been sensitive to the residents' concerns. It's not perfect, and the residents understand that. He acknowledges the modifications to height, but it is still a concern. They don't want to hold the developer back from doing what they want to do but it is still too large for the space. He had a shade study conducted, and during winter solstice there will be no sunlight on the north side of his building. He said he feels like his opportunity to share his concerns is coming too late in the process. If the Ordinance is approved, it is too late for the council to make adjustments.

III. COUNCIL REPORTS

A. Council Member Bonnie Billings — expressed gratitude for everything and everyone that has shown up. She acknowledged the staff of Midvale City. She thanked Essex Court residents for their input.

B. Council Member Paul Glover — thanked Mayor Gettel for the recognition of the first responders and thanked him for what he has done.

C. Council Member Heidi Robinson — expressed gratitude to everyone that gave their time and effort during the disaster.

D. Council Member Bryant Brown — echoed what had already been said.

E. Council Member Denece Mikolash — said she had the same sentiment and is so inspired and amazed at how everything came together. She thinks the staff is amazing and she hears stories from people outside of Midvale about how great Midvale Main Street is. She also thanked Chief April Morse for helping with a resident concern.

IV. MAYOR REPORT

A. Mayor Dustin Gettel said he met with the Library group and the Architecture group today. On October 20th they will attend the council workshop meeting to present plans for the new library.

V. CITY MANAGER REPORT

A. Matt Dahl said the library planning process is in the very early stages. The Midvale Fall Festival, the replacement event for the cancellation of Harvest Days, will be held on October 3rd from 4pm to 7:30pm. More communication will be going out soon. The Midvale Building Official has been out and is seeing some improvements being made by residents that are not up to code. We are giving notice to property owners of work that does not meet code, and he wants to let homeowners know that if they are planning improvements or any building at their home, they need to get a building permit.

Council Member Bryant Brown asked what happens if a home has unpermitted work done and then sells the home? Is the new owner on the hook for the unpermitted work?

Matt Dahl said the inspector is trying to catch these types of issues early in the process.

Kate Andrus gave an update on Midvale Main Street. She said Big Tortas had their ribbon cutting today. She mentioned that Kals Clay and Crafts has opened as well as The Needlepoint Shoppe and Blacksmith Ice Cream. New businesses coming to Midvale Main are Honeysuckle Coffee Co. with a ribbon cutting on September 19th and Greek Streak Taverna with no ribbon cutting set yet. Kate Andrus gave a shout out to Moira Gray for her efforts on the Main Street Business Alliance. She schedules meetings and sets up quarterly trainings for about 25 businesses.

Kate Andrus said there are a number of upcoming events to look forward to on Main Street. Grill Fest will be held on September 12th, a car show will be September 26th, Trick

or Treat on Main Street will be on October 24th, and Light Up Main will be held December 12th.

Kate Andrus introduced some new businesses that have opened in Midvale. LimitBreak Loot is a card trading, Pokemon/Magic the Gathering store opened on Fort Union Boulevard, Loyly Nordic Spa opened in Fort Union, Grady's Food Establishment opened in Bingham Junction, Beans and Brews on State Street, Puerta Vallarta Mexican Grill and Cantina opened on Fort Union Boulevard, and Millies Subs and Soda opened at 7235 South 900 East.

Kate Andrus talked about new businesses to watch for. We can expect to see First Watch Breakfast on Fort Union, Ye Sushi on State Street, Utah Hockey Lab on Catalpa Street, All About Dog Grooming, and Gary's Tacos.

Matt Dahl shared a story about taking his daughter to Blacksmith for ice cream last Friday and it was so busy they couldn't wait and weren't able to get ice cream.

Council Member Bryant Brown said the added outside lighting is key in getting people out at night and providing a safe environment. He said we need more outside seating.

Mayor Dustin Gettel said new outside seating was just added in front of Blacksmith Ice Cream this week.

MOTION: Council Member Bryant Brown MOVED to Move the Action Items to the Next Part of the 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 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.

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2026-R-50 AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT WITH BAGHOOMIAN PROPERTIES, LLC LOCATED AT 7001 S 900 E.

Wendelin Knobloch said last year this development came before the council and the council asked for a development agreement. The developer and the city worked on a development agreement. Yesterday the developer asked for more time and asked the city to postpone the agenda items.

B. CONSIDER ORDINANCE NO. 2026-O-27 AUTHORIZING A ZONE MAP AMENDMENT TO ADD THE REGIONAL COMMERCIAL RESIDENTIAL OVERLAY ZONE TO A PROPERTY LOCATED AT 7001 S 900 E.

MOTION: Council Member Bryant Brown MOVED to Table Resolution No. 2026-R- 50 and Ordinance No. 2026-O-27 until a later date on or before the end of 2026. The motion was SECONDED by Council Member Paul Glover. 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.

VI. PUBLIC HEARINGS

A. RECEIVE PUBLIC COMMENT REGARDING A ZONING CODE TEXT AMENDMENT AMENDING UTAH STATE CODE REFERENCES IN TITLE 17 OF THE MIDVALE MUNICIPAL CODE

Jonathan Anderson said the Utah State Legislature renumbered Utah Code Annotated (UCA) Chapter 10-9a, which is part of the Utah Municipal Code, last November. Most of the provisions in UCA Chapter 10-9a were renumbered to UCA Chapter 10-20. These provisions are also referred to as the Municipal Land Use, Development, and Management Act (LUDMA).

The attachments provided amend all old references from Chapter 10-9a to 10-20 and fixes outdated references citing various other sections of Utah Code Annotated. This includes citations for healthcare related uses, medical cannabis pharmacies, special service districts, and others.

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

-ZONING CODE AMENDMENT CRITERIA

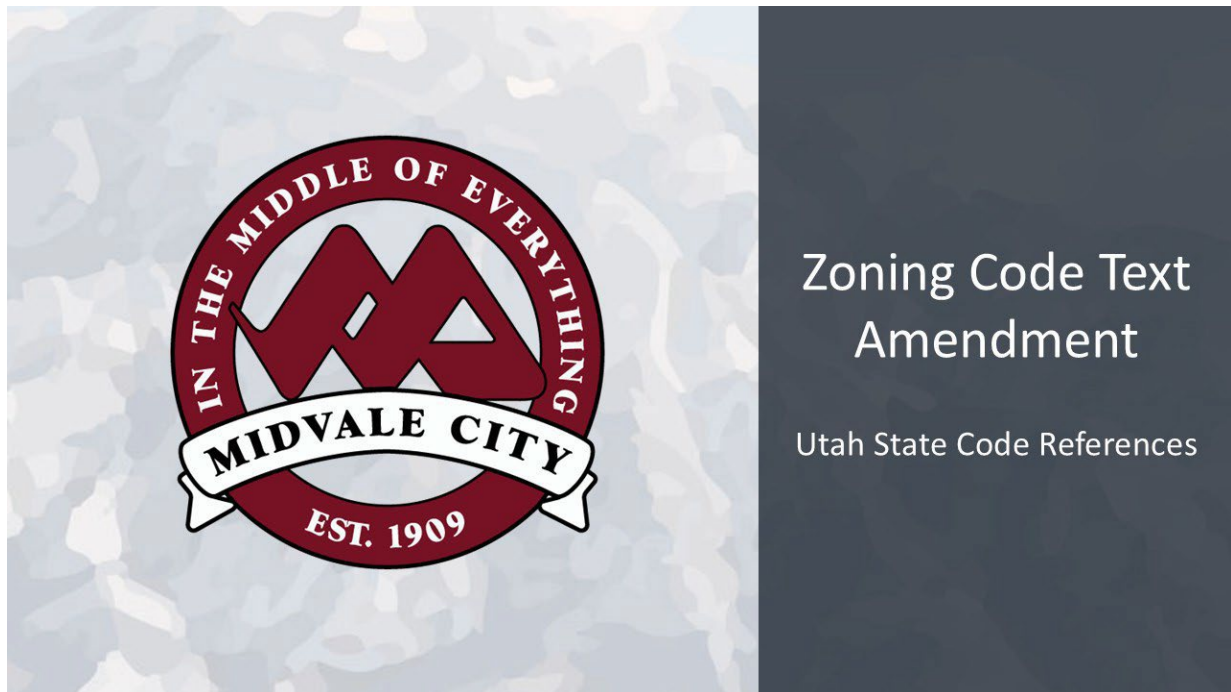
Midvale City Code 17-3-1(F) outlines the criteria necessary for amendments to the zoning code. A proposal may only be approved if it demonstrates one or more of the following:

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102 (renumbered as 10-20-101);

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

4. Existing zoning code was the result of a clerical error or a mistake of fact.

Staff finds that this proposal meets the first, second, and third criterion listed above. The amendment promotes the general plan and purposes of Title 17, the purposes of Utah State Code 10-9a-102 (renumbered as 10-20-101) by containing corrected citations to align Midvale Municipal Code with the correct Utah State Code. The proposal meets the third criterion by amending incorrect citations, making interpretation of the Midvale Municipal Code more straightforward.



Title 17 Updated UCA references

- Definitions 17-2,
- Chapter 17-3,
- Administrative Conditional Use Permit Standards for Telecommunications facilities in Public Transit Service Districts in all applicable zones,
- Medical Cannabis Pharmacy Requirements in Commercial zones, and
- Healthcare related uses in specific zones

17-3-1(F)

1. The proposed amendment promotes the objectives of the general plan and purposes of this title;
2. The proposed amendment promotes the purposes outlined in Utah State Code 10-9a-102 (renumbered to 10-20-101);
3. The proposed amendment more clearly explains the intent of the original language or has been amended to make interpretation more straightforward; or
4. Existing zoning code was the result of a clerical error or a mistake of fact.

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

There were no public comments.

MOTION: Council Member Paul Glover MOVED to close the public 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-26 Amending Utah State Code References in Title 17 of the Midvale Municipal Code.

MOTION: Council Member Heidi Robinson MOVED to approve Ordinance No. 2026-O-26 Amending Utah State Code References in Title 17 of the Midvale Municipal Code as provided in the attachment, with the finding noted in the staff report. The motion was **SECONDED** by Council Member Paul Glover . 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.

B. RECEIVE PUBLIC COMMENT REGARDING PROPOSED AMENDMENTS TO THE MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE AND UTILITY RATES

Mariah Hill said as part of the budget process and periodically during the fiscal year, 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. Changes include the addition of other building permit fees including an unready re-inspection fee, expired permit reinstatement fee, and an after-hours inspection fee. The FY2027 Fee Schedule, as amended, will be posted on the Midvale City website upon approval.

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.

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
Other Building Permit Fees	
Unready Re-Inspection Fee	\$65
Expired Permit Reinstatement Fee	\$130
After Hours Inspection Fee	\$130
Building Rental & Event Fees	
Midvale Community Center	
Half-Day Rental Fee	\$200 security deposit
Full-Day Rental Fee	\$225 Resident; \$300 Non-Resident
ADDITIONAL FEES MAY APPLY	\$435 Resident; \$580 Non-Resident
	See Use Agreement
Bingham Junction Park Pavilion	
Half Day	\$200 security deposit
Full Day	\$30 Resident; \$40 Non Resident
	\$38 Resident; \$50 Non-Resident
Main Park Pavilion	
Half Day	\$200 security deposit
Full Day	\$68 Resident; \$90 Non-Resident
	\$113 Resident; \$150 Non-Resident
Auditorium Performing Arts Center (Arts Council)	
	Contact Midvale Arts Council for pricing
City Park Amphitheater	
Half Day	\$300 Deposit or \$500 Deposit with Dressing Room Use
Full Day	\$195 Resident; \$260 Non Resident
	\$375 Resident; \$500 Non-Resident
City Park Field	
Half Day	\$200 Deposit
Full Day	\$SO Resident; \$65 Non Resident
	\$100 Resident; \$135 Non-Resident
Special Event Permit Application	\$100
Film Permit Application	\$320

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
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
Rental Renewal	\$102
Good Landlord Single Family Non-participatory (per door)	\$80
Good Landlord Single Family Non-participatory - Renewal (per door)	\$80
Good Landlord Duplex Non-participatory (per door)	\$42
Good Landlord Duplex Non-participatory- Renewal (per door)	\$42
Good Landlord Apartments 3+ Non-participatory (per door)	\$33
Good Landlord Apartments 3+ Non-participatory - Renewal (per door)	\$33
Good Landlord Participating (per door, all)	\$7
Good Landlord Participating-Renewal (per door, all)	\$7
Beauty Salon Booth Rental	\$68
Mass Gathering	\$20
Itinerant Merchant Base Fee	\$100
Solicitor	\$45
SOB/Escort	\$84 each principal, escort, driver, or bodyguard - Requires background
Other Variable Fees (in addition to base)	
Alcohol Establishment	\$300
Alcohol - Single Event	\$25
Bar/Lounge	\$215
Big Box Retail	\$400
Commercial Retail	\$110
Convenience/Gas	\$100
Construction/Contractor	\$50
Education	\$500
Food Truck	\$25
Health	\$500
Hotels	\$180
Pawn Shop	\$400
Personal Services	\$50
Professional Services	\$30
Rental Units	\$83
Restaurant	\$300
Storage Units	\$330
Taxi	\$60 per vehicle
Tobacco	\$22
Penalty Fees (Based on Renewal Fees)	1st Late Notice - 50%, 2nd Late Notice 75%, Final Late Notice -100%
Business Bonding Fees	
Christmas tree sales	\$200
Auctions and auctioneers	\$1,000
Pawn shops, secondhand dealers	\$1,000
Public recreation	\$1,000,000 bodily injury (per person and per occurrence) \$1,000,000 property damage
Fireworks	\$1,000
Sexually oriented businesses	\$2,000 (replenishable)
Cemetery Fees	
<i>Sale Price of Burial lots (Infant & Adult):</i>	
Resident	\$650
Non-Resident	\$1,200
<i>Sale Price of Cremation Lots:</i>	
Resident	\$325
Non-Resident	\$600
Burial Rights Transfer/Consent (Reissuance)	\$30

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE		
DESCRIPTION	AMOUNT	
Cost of Grave Opening and Closings:	<i>Weekdays</i>	<i>Weekends/Holidays</i>
Adult - Resident	\$750	\$900
Adult - Non-Resident	\$900	\$1100
Infant - Resident	\$200	\$350
Infant - Non-Resident	\$400	\$600
Cremains - Resident	\$150	\$300
Cremains - Non-Resident	\$350	\$550
Headstone Upright Grave Marker	\$500	
Reopening of Graves and Removing Caskets:		
Reopening	\$600	
Removing	\$300	
Code Enforcement		
Occupancy violation	Civil Fee per Day, First Offense - \$25 per person	
	First Offense, Maximum Civil Fee - \$1,250 per person	
	Civil Fee per Day, Second Offense - \$50 per person	
	Second Offense, Maximum Civil Fee - \$2,500 per person	
Illegal accessory dwelling	Civil Fee per Day, First Offense - \$25	
	First Offense, Maximum Civil Fee - \$1,250	
	Civil Fee per Day, Second Offense - \$50	
	Second Offense, Maximum Civil Fee - \$2,500	
Junked or inoperable vehicles	Civil Fee per Day, First Offense-\$30 per vehicle	
	First Offense, Maximum Civil Fee - \$1,500 per vehicle	
	Civil Fee per Day, Second Offense - \$60 per vehicle	
	Second Offense, Maximum Civil Fee-\$3,000 per vehicle	
Trash, junk, miscellaneous used materials	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Weeds	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Landscaping	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Signs	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Fences	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
Dumping	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	
	Second Offense, Maximum Civil Fee - \$3,000	
No Building Permit; no Business License	Civil Fee per Day, First Offense - \$30	
	First Offense, Maximum Civil Fee - \$1,500	
	Civil Fee per Day, Second Offense - \$60	

Proceedings of City Council Meeting
September 1, 2026

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
	Second Offense, Maximum Civil Fee - \$3,000
Home Occupation	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$1,500 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$3,000
Parking	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$1,500 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$3,000
Nuisances, as defined	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$1,500 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$3,000
Nonpermitted Uses	Civil Fee per Day, First Offense - \$50 First Offense, Maximum Civil Fee - \$5,000 Civil Fee per Day, Second Offense - \$100 Second Offense, Maximum Civil Fee - \$10,000
Failure to comply with board of adjustment, planning commission, or	Civil Fee per Day, First Offense - \$30 First Offense, Maximum Civil Fee - \$3,000 Civil Fee per Day, Second Offense - \$60 Second Offense, Maximum Civil Fee - \$6,000
Inspection fee for each subsequent event	\$30
Violation of Chapter 5.32, Tenant Application Fees	\$100 for initial violation \$200 for additional violations
Community Development Fees (Includes Engineering Fees)	
Preliminary Subdivision*	2 Lots \$570 3 Lots \$900 >3 Lots \$900 + \$5 per lot over 3
Final Subdivision*	2 Lots \$600 3 Lots \$1,270 >3 Lots \$1,270 + \$10 per lot over 3
*More than one plat will result in an additional per plat charge of \$250	
Preliminary Condominium	5 3 Units \$900 > 3 Units \$900 + \$5 per unit over 3
Final Condominium	5 3 Units \$1,270 > 3 Units \$1,270 + \$10 per unit over 3
Small Scale Master Plan	1-3 Acres \$850 3-5 Acres \$950
Large Scale Master Plan (5+ Acres)	\$1,050
Rezone	◆ 1 Acre \$665 1-5 Acres \$765 >5 Acres \$865
Conditional Use Permit	\$250
Administrative Conditional Use	\$250
Final Site Plan	\$1,090

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
Development Agreement	\$1,000
Lot Line Adjustment	\$125
Sign Permit	Based on Sign Value Per Resolution 2/26/02C
Temporary Sign Permit	\$10
Text Amendment	\$630
Property Vacation	\$1,000
Appeal	\$500
Variance	\$400
Development Review Committee	\$100
Noticing Fee	\$.50 per address
Zoning Letter	\$65
Court Fees	
Traffic School	\$20
Small Claims	As per State approved rates
Copy Charge per page	\$0.25
Certified Copy of Court Documents	\$4 plus \$0.50 per page
Criminal Background Checks	\$10
Convenience Fee for Online Payments	\$2.50 per transaction
Audio Tape	\$10
Election Fees	
Declaration of Candidacy for Mayor	\$50
Declaration of Candidacy for City Council	\$25
Executive Department	
Records Request	\$0.25 per copy+ time for research+ postage (including reasonable attorney's fees for
Copy Charge per page	\$0.25
Copy of Recording (CD)	\$5 per CD
Notary	\$5 for Non-City Related Business
Copies of Maps 24 X 36 Color	\$5
Copies of Maps 24 X 36 Black & White	\$3
Right-of-Way Occupancy Permits	
In-Strand Antenna (Each)	\$100
Small Wireless Facility (Each)	\$100
Utility Pole (Each)	\$250
Equipment (Per Piece)	\$100
Macrocell or Utility Pole over 50 feet in height (Each)	\$1,000
Road Cuts	
Base Fee	\$250
Excavation in new or newly rebuilt/overlaid road (<5 years old)	\$0.50/sf
Excavation in all other roads, concrete surfaces, or unpaved areas	\$0.25/sf
Boring	\$0.50/11
Bond	\$5,000

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
Sewer Rates (Resolution ZOZI-R-31)	
Residential/Commercial/Industrial	
Single Dwelling	
Base fee	\$37.38
Usage fee per 1,000 gallons of average winter water usage	\$3.14
Multi Dwelling	
Base fee - First Unit	\$37.38
Additional Unit (Each)	\$31.07
Usage fee per 1,000 gallons of average winter water usage	\$3.14
<i>Lifeline discount of 45% available on base fee if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
Sewer Connection Fees all areas	
4" Connection	
First Unit	\$500
Second Unit	\$200
6" Connection	
First Unit	\$700
Second Unit	\$200
Storm Water	
Equivalent Residential Unit (ERU) (3,000 square feet)	\$9.36 per month
<i>Lifeline discount of 45% available if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
<i>Single family residential and duplex parcels constitute one ERU. No charges apply to undeveloped parcels. Charge for all other parcels is computed by multiplying</i>	
Waste Collection Fees	
First Can	\$12.84 per month
Recycling	\$4.40 per month
<i>Lifeline discount of 45% available if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
Each additional can	\$12.84 month (not subject to Circuit Breaker)
Bulky Waste Dumpster	\$242.44 (\$150 deposit may be required)
Replacement Can	\$75
Water Rates (Resolution ZOZI-R-31)	
Area# 1 Base Rates	
<i>Meter Size:</i>	
3/4"	\$30.00
1"	\$41.99
1.5"	\$54.01
2"	\$86.97
3"	\$329.88
4"	\$419.83
6"	\$629.78
8"	\$870.00
Area# 2 Base Rates	
<i>Meter Size:</i>	
3/4"	\$30.00
1"	\$41.99
1.5"	\$54.01
2"	\$86.97
3"	\$329.87
4"	\$419.83
6"	\$629.78
8"	\$870.00
<i>Lifeline discount of 45% available on base fee if qualified for Salt Lake County Circuit Breaker property tax relief</i>	
Fireline service	\$10.15 per month

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE							
DESCRIPTION				AMOUNT			
Area# 3 Base Rates							
Meter Size:							
3/4"				\$30.00			
1"				\$41.99			
1.5"				\$54.01			
2"				\$86.97			
3"				\$329.88			
4"				\$419.83			
6"				\$629.78			
8"				\$870.00			
Water Consumption Tiers (Per Thousand Gallons) -All Areas							
	Tier 1	Tier2		cer3		cer4	
Meter Size	Max	Min	Max	Min	Max	Min	Max
3/4" or 5/8"	12.0	12.1	55.0	55.1	98.0	98.1	None
1"	20.0	20.1	92.0	92.1	164.0	164.1	None
1.5"	40.0	40.1	183.0	183.1	326.0	326.1	None
2"	64.0	64.1	293.0	293.1	522.0	522.1	None
3"	120.0	120.1	550.0	550.1	980.0	980.1	None
4"	240.0	240.1	1,100.0	1,100.1	1,960.0	1,960.1	None
6"	500.0	500.1	2,292.0	2,292.1	4,084.0	4,084.1	None
8"	640.0	640.1	2,933.0	2,933.1	5,226.0	5,226.1	None
Water Consumption Charge (Per Thousand Gallons) - All Areas							
Tier 1				\$1.95			
Tier2				\$2.43			
Tier3				\$2.80			
Tier4				\$2.96			
Water Consumption Drought Fees (Per Thousand Gallons) -All Areas - Not Applicable to Tier 1 Usage							
Based on JVVCD Water Supply Availability Level Designation							
Effective Dates (Based on Service Dates) : Billing Cycle 1 - May 15 to October 15, Billing Cycle 2 - May 1 to September 30							
	Level 1		Level 2		Level 3		Level 4
	0%		25%		50%		75%
Tier2	\$2.43		\$3.04		\$3.65		\$4.25
Tier3	\$2.80		\$3.50		\$4.20		\$4.90
Tier4	\$2.96		\$3.70		\$4.44		\$5.18
Water Connection and Meter Fees -All Areas							
Water Connection Fee							
3/4" or 1" Connection on Midvale Road				\$4,700			
3/4" or 1" Connection on UDOT Road				\$68,000			
1 1/2" and Up				Cost of Labor, Equipment, & Parts			
Meter Fee							
3/4" (Includes Meter Set)				\$1,660			
1" (Includes Meter Set)				\$1,970			
1 1/2"&Up				Cost of Meter+ \$200 inspection fee			
Fire Service				\$250 inspection fee			
Construction Water Tamper Fine				\$250			
Damaged Meter Fine (Damaged meter after installation)				Equal to Meter Fee			
Water Conneceton Damage Fine				\$2,500			
Other Utility Service Charges (Includes Sewer, Storm Water, Waste Collection, and Water)							
Late fees				5% of outstanding balance per month			
Meter reset fee				\$50			
Meter tampering fee				\$50 first offense, \$100 second offense, \$50 addt'l each subsequent offense			
Account set-up or transfer fee				\$15			
Reconnect following shut-off				\$50			
Collection Agency fee				35% of outstanding balance			
Return Check (NSF, etc.)				\$30			
Telephone Payment Convenience Fee				\$3			

MIDVALE CITY FISCAL YEAR 2027 FEE SCHEDULE	
DESCRIPTION	AMOUNT
Hydrant Meter Deposit	\$1,800
User-Owned Hydrant Meter Deposit	\$550
Construction Water Use	\$3.50 per 1,000 gallons of hydrant water (\$50 minimum)
Hydrant Meter Permit Application	\$50
Hydrant Meter Billing, Tracking, and Inspection	\$50/month
Streetlighting	
Residential	\$3/month
Commercial	\$9/month

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

There were no public comments.

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

ACTION: Adopt Ordinance No. 2026-O-28 Amending the Fiscal Year 2027 Midvale City Municipal Fee Schedule and Utility Rates.

MOTION: Council Member Heidi Robinson **MOVED** to adopt Ordinance 2026-O-28, amending the fiscal year 2027 Midvale City Municipal Fee Schedule and Utility Rates. The motion was **SECONDED** by Council Member Paul Glover. 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

A. CONSIDER MINUTES OF AUGUST 18, 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.

IX. DISCUSSION ITEMS:

A. DISCUSS PROPOSED AMENDMENTS TO THE MIDVALE CITY POLICIES AND PROCEDURES MANUAL

Rori Andreason said proposed amendments have been made to the current Midvale City Policies and Procedures Manual. The proposed amendments include updates to existing policies, the addition of new policies and programs, and minor administrative and formatting revisions. Key proposed amendments include:

- **Compensatory Time Upon Promotion:** Clarifying that compensatory time earned while serving in one position cannot be transferred to or carried over into a different position upon promotion or transfer.
- **Bilingual Pay Differential:** Documenting existing program providing additional compensation for Spanish-speaking employees when their bilingual skills are used on a frequent basis in the performance of their job duties.
- **Remote Work Policy:** Adding a policy establishing guidelines and expectations for employees who are approved to work remotely.
- **Holidays:** Revising the holiday observance schedule to provide that when a holiday falls on a Friday or Saturday, the holiday will be observed on the preceding Thursday.
- **Dress Code:** Updating and clarifying employee dress and appearance expectations.
- **Driver Qualification Program:** Adding requirements and procedures to help ensure employees who operate City vehicles meet appropriate driver qualification and safety standards.
- **Vehicle Tracking Devices:** Informing staff that the use of vehicle tracking devices is allowed in City-owned vehicles for purposes including fleet management, operational efficiency, safety, and accountability.
- **Minor Edits and Formatting Amendments:** Making additional non-substantive revisions to improve consistency, clarity, organization, and formatting throughout the manual.



Proposed Amendments to Midvale Policies & Procedures Manual

Purpose & Overview

- Policy clarifications
- New employee programs
- Risk management enhancements
- Administrative updates



Compensatory Time Upon Promotion – Pg 23

- Compensatory time balances shall not be carried over from one position to another when the promotion is outside the employee's career ladder.
- Must use or be paid out before move
- Ensures consistent administration



Remote Work Policy – Pg 34



- The City will allow employees to work remotely when it is deemed in the best interest of the City
- Remote work is not an employee benefit, entitlement, or condition of employment.
- Eligibility standards
 - if all of the essential job functions of the position described in the job description can be completed without the need to be at a City facility or at a specified jobsite.
 - No position is completely remote.
 - Must be in good standing with the City
- Exceptions – Specific Project, Illness, Inclement Weather, Personal Emergency, City Emergency, NO out of state remote work.

Remote Work Policy – Pg 34



- **Approval Process and Accountability**
 - Department Director prior written approval
 - May be revoked or altered for any reason.
 - Limited Approval – No longer than 12 months at a time.
 - Equipment Check-out and Return Form – returned at end of remote work
- **Prohibitions**
 - In-person job responsibility
 - Service Levels
 - Meetings and trainings
 - Dependent Care – not a substitute for child, elder, or other dependent care.
 - 10 Hours per week – NO more than 10 hours per week.
 - Vacation Destination – not permissible without prior written approval.
 - Automatic Revocation – no longer meets eligibility criteria
- **Security, records and performance expectations**

Remote Work Policy – Pg 34



- **Remote Work Standards**
 - Schedule – as assigned
 - Work Performance – maintain performance and productivity
 - Policies and Procedures – apply (confidentiality, conduct, records, use of technology)
 - Phone Coverage – make and answer calls
 - Records – Records created, received or maintained subject to GRAMA. Must be stored on City systems not personal devices.
 - Confidential Information – protect personally identifiable information (preventing any access)
 - Work Environment – maintain a safe, free from distractions.
 - Connectivity – stable, fast internet connection required, use of VPN
 - Location – identify where they will be working
 - Overtime – must be pre-approved
 - Auditing – no expectation of privacy on any city-owned device.

Remote Work Policy – Pg 34



- Revocation
 - If employee violates this section, they will be prohibited from any further remote work until the City Manager reinstates their eligibility in writing to the HR Director and employee's department director.

Bilingual Pay Differential – Pg 42

- Formalizes existing program
- 4% qualifying positions / 2% limited-use positions
- Supports customer service to Spanish-speaking residents



Holiday Observance Update – Pg 67

- Except for Juneteenth, if a holiday falls on or is observed on a Friday or Saturday, the holiday will be taken on the preceding Thursday.
- If the holiday falls on a Sunday, the holiday shall be observed on the following Monday.
- If a holiday falls on or is observed on a Monday through Thursday, City Hall and Public Works will be closed for the holiday.
- Provides consistency in operations and staffing



Dress Code Revisions – Pg 84 & 85



- Expected to maintain professional appearance for position and work environment.
- Jeans are permitted as general workplace attire for physical labor positions, fieldwork, or other applicable duties.
- Employees participating in outdoor activity or event must still wear personal protective equipment appropriate to the task and conditions.
- Shorts, athletic wear, workout clothing and similar casual attire are not permitted unless specifically authorized for a job-related activity or event; must be approved in writing by City Manager.

Driver Qualification Program – Pg 129

- All employees or volunteers operating a city owned vehicle, while conducting business on behalf of the City, must be authorized drivers.
- MVR monitoring and qualification standards reviewed monthly by ULGT
- Must maintain valid Utah Driver License within 45 calendar days of expiration or talk with HR Director/Risk Manager
- Improves safety and reduces risk exposure
- Personal use of city vehicles is prohibited
- Only authorized employees and volunteers are allowed to ride in city vehicles.
- Occasional overnight take home use due to isolated incident or lateness of hour where impractical to return to City.



Vehicle Tracking Devices – Pg 131



- GPS/AVL authorized in City vehicles
- Fleet management, employee and public safety, fuel and mileage accounting, emergency response and vehicle recovery, verification of hours worked, defense of claims against the City, and monitoring compliance with City policies and applicable law.
- No expectation of privacy in the location, movement, operation or use of City vehicle, whether during or outside scheduled work hours.
- No employee may disable, remove, obstruct, tamper with, or otherwise interfere with tracking device or can be disciplined up to and including termination.

Minor Amendments

- Formatting, clarity and organization improvements

Mayor Dustin Gettel said he hopes this doesn't impact the bad air quality days that encourage people to work from home.

Matt Dahl said this is a complicated topic, and this effort reflects where there have been instances where the service provided to the public hasn't been what it should have been. We want to clarify the policy so we can ensure that the service to the public is the best that we can provide.

B. GENERAL PLAN UPDATE

Adam Olsen said Utah Code Section 10-20-404 outlines requirements for preparation of a General Plan. Within a General Plan, certain elements must be considered; among them: a land use element, a transportation and traffic circulation element, a moderate income housing element, and a water use and preservation element. All required elements have been recently updated, apart from the land use element, which was last updated in 2016.

In Fall 2025, staff applied to the Wasatch Front Regional Council (WFRC) for technical assistance in updating the General Plan's land use element. WFRC accepted the application and opted to provide assistance through a new in-house process where WFRC staff act as consultants at no cost to Midvale. WFRC's process for plan preparation is like that of any outside consultant; ensuring community input through open houses, surveys, and presentations to the Planning Commission and City Council along the way. The resulting document will assist both the Planning Commission and City Council with future land use decisions and updates to the City's zoning code.

Part of this update will be an analysis of current economic conditions and

recommendations on economic development strategies to ensure positive economic growth. Redevelopment Agency (RDA) staff will assist in this process to ensure that future land use decisions also account for economic development opportunities, where appropriate.

City Council feedback is essential to this interactive process. Staff will provide regular updates to the City Council as the plan is developed. The anticipated time frame for preparation of the plan, including approval, is approximately one year.

Council Member Brown said he would like some help from WFRC to identify areas for adaptive reuse. He would like to see the majority of the project be adaptive reuse.

Council Member Denece Mikolash said she would like to see adaptive reuse and opportunities around open space and non-car accessibility.

Council Member Paul Glover wants to preserve and identify commercial opportunities.

MOTION: Council Member Bryant Brown MOVED to Temporarily Recess the City Council Meeting and Enter into the RDA 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 Council recessed at 8:11 p.m. and reconvened at 8:55 p.m.

X. CLOSED SESSION TO DISCUSS PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY

MAYOR: Mayor Dustin Gettel

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

STAFF: Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Wendelin Knobloch, Planning Director; and Adam Olsen, Community Development Director.

MOTION: Council Member Bryant Brown MOVED to Enter into a Closed Session to Discuss the Purchase, Exchange, or Lease of Real Property. 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.

The Council went into closed session at 8:56 p.m.

MOTION: Council Member Bryant Brown MOVED to Reconvene into Open Session. The motion was **SECONDED** by Council Member Paul Glover. 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

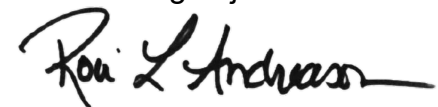
The motion passed unanimously.

The Council reconvened into open session at 9:28 p.m.

XI. ADJOURN

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

The meeting adjourned at 9:28 p.m.



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



Approved September 15, 2026