



7505 South Holden Street
Midvale, UT 84047
(801) 567-7200
www.midvalecity.org

MIDVALE CITY COUNCIL REGULAR MEETING AGENDA MAY 2, 2023

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **2nd day of May 2023** 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 www.Midvalecity.org/government/contact-us by 5:00pm on May 1st and will be included in the record.**

The meeting will be broadcast on the following: **You Tube:** www.MidvaleCity.org/YouTube

6:00 PM – WORKSHOP

- Bingham Junction Station Area Plan *[Adam Olson, Planning Director]*
- Update on 2023 Municipal Election Costs *[Rori Andreason, H. R. Director/City Recorder]*
- Discuss Midvale Communities That Care Coalition & Community-Based Violence Intervention and Prevention Initiative Grant *[Suzy Grandgent, Senior Executive Assistant, City Management]*

7:00 PM - REGULAR MEETING

I. GENERAL BUSINESS

- A. WELCOME AND PLEDGE OF ALLEGIANCE
- B. ROLL CALL
- C. Unified Fire Authority Report
- D. Mental Health Awareness Month Proclamation

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 his or her name for the record. **Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.** Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing items. 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. MAYOR REPORT

- A. Mayor Marcus Stevenson

IV. COUNCIL REPORTS

- A. Councilmember Quinn Sperry
- B. Councilmember Bryant Brown
- C. Councilmember Heidi Robinson
- D. Councilmember Paul Glover
- E. Councilmember Dustin Gettel

V. CITY MANAGER REPORT

VI. PUBLIC HEARINGS

- A. Consider Rezoning Property located at 610 W 7th Ave from Single Family Residential-2 (SF-2) zone to Multifamily Residential Medium Density (RM-12) zone. The northern portion of the lot will remain in the Clean Industrial (CI) zone. Ezra Nuttall, applicant ***[Elizabeth Arnold, Senior Planner]***

ACTION: Consider **Ordinance No. 2023-O-06** Rezoning Property located at 610 W 7th Ave from Single Family Residential-2 (SF-2) zone to Multifamily Residential Medium Density (RM-12) zone.

- C. Consider a Final Subdivision Request for a Property located at 610 W 7th Ave to be split into two lots. ***[Elizabeth Arnold, Senior Planner]***

ACTION: Consider Approving a Final Subdivision for Property located at 610 W 7th Avenue to be split into two lots

VII. CONSENT

- A. Consider Minutes of April 18, 2023 ***[Rori Andreason, HR Director/City Recorder]***

VIII. ACTION ITEMS

- A. Consider **Resolution No. 2023-R-16** Authorizing the Adoption of a Term Sheet between Midvale City and the Redevelopment Agency of Midvale City for the design, installation, and maintenance of a mural and approval of mural artist recommendation ***[Kate Andrus, Redevelopment Agency Program Manager]***
- B. Consider **Resolution No. 2023-R-17** Adopting the Midvale City Fiscal Year 2024 Tentative Budget beginning July 1, 2023 and ending June 30, 2024 ***[Mariah Hill, Administrative Services Director]***
- C. Consider **Ordinance No. 2023-O-07** Amending Article II of the Midvale Municipal Code Chapter 2.16 and Enacting Campaign Contribution Limits ***[Garrett Wilcox, City Attorney]***
- D. Consider **Ordinance No. 2023-O-08** Rezoning Property adjacent to The Mills Project Located at approximately 208 & 228 E 8000 S from Single Family Residential-1/Agricultural Overlay (SF-1/AO) Zone to Multifamily Residential-Medium Density (rm-12) Zone. (Jacob Ballstaedt, Applicant) ***[Elizabeth Arnold, Senior Planner]***
- E. Consider Amending a Large-Scale Master Plan for The Mills Project Located at approximately 208-272 E 8000 S and 8052-8082 S 300 E (Jacob Ballstaedt, Applicant) ***[Elizabeth Arnold, Senior Planner]***
- F. Consider Approval of a Preliminary Subdivision for Phase 2 and 3 of The Mills Projects Located at approximately 208-272 E 8000 S and 8052-8082 S 300 E (Jacob Ballstaedt, Applicant) ***[Elizabeth Arnold, Senior Planner]***
- G. Consider **Resolution No. 2023-R-18** An Amendment to the Development Agreement for the Mills Project ***[Elizabeth Arnold, Senior Planner]***

IX. POSSIBLE CLOSED SESSION

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

- A. Discussion of the Character, Professional Competence or Physical or Mental Health of an Individual;
- B. Strategy sessions to discuss pending or reasonably imminent litigation;

- C. Strategy sessions to discuss the purchase, exchange, or lease of real property;
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Investigative proceedings regarding allegations of criminal misconduct.

X. ADJOURN

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

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice Website at <http://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: APRIL 27, 2023

**RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER**

***Whereas,** May of 1949, Mental Health America established the first nationally recognized month devoted to increasing awareness of the importance of mental health and wellness in Americans’ lives, and to celebrate recovery from mental illness; and*

***Whereas,** mental health is essential for a person’s overall health and people with mental illnesses make important contributions to our families and communities; and*

***Whereas,** according to Healthy Salt Lake, 17% of Midvale residents have reported experiencing poor mental health 14 or more days in the past month and 26% of Midvale adult residents have been diagnosed with depression in their lifetime; and*

***Whereas,** the rate of depression across the country has more than tripled compared to rates in 2019; and*

***Whereas,** emergency department visits for attempted suicide among girls increased significantly during the COVID pandemic; and*

***Whereas,** American Indians, Alaska Natives, Black youth, and LGBTQI+ youth face a disproportionate risk of suicide; and*

***Whereas,** only one out of two people with a serious form of mental illness seeks treatment for his or her mental illness; and*

***Whereas,** the theme of Mental Health Awareness Month 2023 is “Look Around, Look Within,” according to Mental Health America; and*

***Whereas,** Mental Health America’s goal is to emphasize the ways that our surroundings — like safe and stable housing, healthy home lives, neighborhoods and cities, and nature — affect our mental health.*

***Now, Therefore,** let it be resolved that Mayor Marcus Stevenson and the City Council of Midvale City, hereby proclaim and recognize May as Mental Health Awareness Month.*

ADOPTED on this 2nd Day of May, 2023.

Marcus Stevenson, Mayor

Heidi Robinson, Council Member

Dustin Gettel, Council Member

Bryant Brown, Council Member

Paul Glover, Council Member

Quinn Sperry, Council Member

Attest:

*Rori L. Andreason, MM C
City Recorder*



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

MIDVALE CITY COUNCIL STAFF REPORT 5/2/2023

SUBJECT

Consider a Rezone Request for a Property located at 610 W 7th Ave from Single Family Residential-2 (SF-2) zone to Multifamily Residential Medium Density (RM-12) zone. The northern portion of the lot will remain in the Clean Industrial (CI) zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The rezone proposal is to change part of an existing lot from SF-2 to RM-12 zoning. The other portion of the lot will remain in CI zoning. Please see the Rezone Exhibit in the attachments.

Rezone Procedure

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

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

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

The proposed rezone satisfies Goal #1 and #3 listed above. Please see the Reason for Rezone provided by the applicant in the attachments.

The Midvale City General Plan identifies nine Opportunity Areas. Opportunity Areas are where changes in the types and/or intensities of current land uses are anticipated.

The 2016 Midvale City General Plan identifies the subject property as being in the Main Street/Old Town Opportunity Area and lists eleven goals for the area. The proposed rezone is consistent with Goal #2:

2. Preserve and support rehabilitation and improvement of nearby stable residential areas

Public notice has been sent to property owners within 500 feet of the subject parcel. No written objections have been received ahead of this public hearing or the writing of this report. However, comments were received at the Planning Commission level. Most comments had to deal with access to the property, and concerns about density – staff and the Planning Commission resolved these concerns by informing the public that there would only be a duplex on the property.

This proposal has been reviewed by Planning Staff, the City Engineer, the Unified Fire Authority, and Public Works for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposed rezone complies with requirements outlined in Midvale City Code.

Planning Commission Recommendation

Recommend Approval.

STAFF RECOMMENDATION

Recommend Approval.

RECOMMENDED MOTION

I move that we approve of the Rezone located at 610 W 7th Ave consistent with the findings included in the staff report.

Findings:

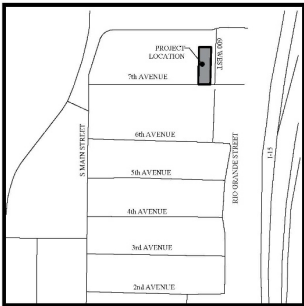
1. The application is for a rezone to change the southern portion of the parcel from SF-2 to RM-12. The northern portion of the parcel will remain in the CI zone.
2. The rezone of the property will allow for the rehabilitation and improvement of an existing parcel.
3. The project complies with the rezone procedure outlined in Midvale City Code 17-3-1(E.).
4. The project is in line with the Midvale City General Plan and the vision for the Main Street/Old Town area.
5. The applicable review departments have reviewed the project as well as the Planning Commission and forwarded the item on for the City Council to make a recommendation.

CITIZEN AGENDA SUMMARY

This proposal is to rezone a portion of an existing lot that contains two zones. The portion that is being rezoned will change from a single family zone to a medium density zone to allow for a duplex. The northern portion of the lot will retain its current zoning.

ATTACHMENTS

1. Rezone Request
2. Ordinance No. 2023-O-06



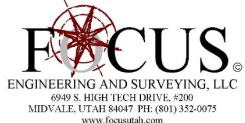
VICINITY MAP
NTS

NOTES

1. AS REBAR A CAP (LOCATED) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PINS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LINE OF REBAR AND CAP AT FRONT LOT CORNERS.
2. THE DEVELOPER SHALL INSTALL DIRECTIONAL TRIPS, TWO INCHES IN CALIBER, FOR EACH THIRTY FEET OF FRONTAGE.

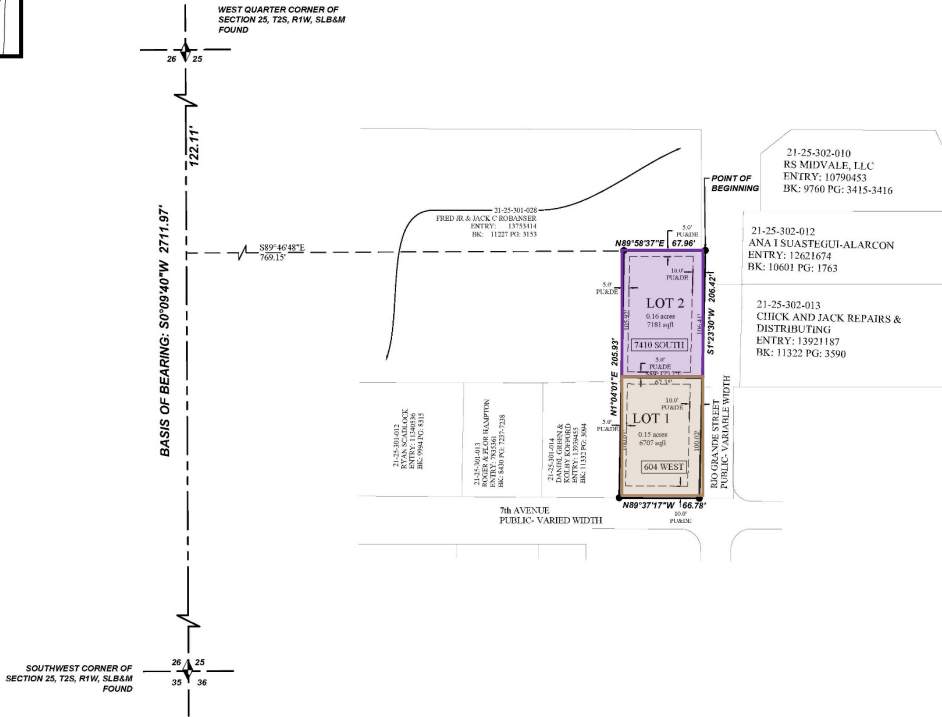
OWNER/DEVELOPER:
SOLID CONSTRUCTION GROUP
13827 S Sprague Lane, Suite 210,
Draper, UT 84020
(801) 703-1103
CONTACT: Ezra Nattal

PLAT PREPARED BY



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CONTINUED
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- PUBLIC UTILITY AND BASEMENT DRAINAGE



ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 34-3-27 this plat conveys to the owner(s) or operator of utility facilities a public utility easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann § 109-6-603 Rocky Mountain Power accepts delivery of the P.U.E. as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

- (1) A recorded easement or right-of-way
- (2) The law applicable to prescriptive rights
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) Any other provision of law

ROCKY MOUNTAIN POWER DATE _____

MIDVALLEY IMPROVEMENT DISTRICT

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

DIRECTOR, MIDVALLEY IMPROVEMENT DISTRICT

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH

MIDVALE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE MIDVALE CITY PLANNING COMMISSION

CHAIRMAN, MIDVALE CITY PLANNING COMMISSION

MIDVALE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THE OFFICE

DATE _____ MIDVALE CITY ENGINEER

EASEMENT APPROVAL

UTOPRA _____ DATE _____
XINITY _____ DATE _____
CENTURY LINK _____ DATE _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

RENEVALE CITY ATTORNEY

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY ~~aka~~ DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-866-8532.

QUESTAR GAS COMPANY
~~aka~~ DOMINION ENERGY UTAH
APPROVED THIS _____ DAY OF _____, A.D. 20____
BY _____
TITLE _____

CITY COUNCIL APPROVAL

PRESENTED TO THE MIDVALE CITY COUNCIL THIS _____ DAY OF _____, A.D. 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTY: CITY RECORDER MAYOR, MIDVALE CITY

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17523-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, a parcel, streets, and easements, to be hereafter known as THE 7TH AVENUE UNITS, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

FOR REVIEW ONLY

JUSTIN LUNDBERG Date _____
Professional Land Surveyor
License No. 12554439

RECORD DESCRIPTION

LeBaron Company LLC Parcel 21-25-301-015

A part of the East Quarter Corner of Section 25, Township 2 South, Range 1 West Salt Lake Base and Meridian, located in Midvale City, Salt Lake County, Utah, being more particularly described as follows:
Beginning at a point located on the westerly right-of-way line of RIO GRANDE STREET, said point being 900' 09' 40" W 122' 11" feet along the Section line and 589' 48' 48" E 700' 15" from the East Quarter Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian, running thence along said westerly right-of-way line S01°23'07"W 206.42 feet to the northerly right-of-way line of 7TH AVENUE, thence along said northerly right-of-way line N89°37'17"W 66.78 feet to and along the that Warranty Deed recorded April 25, 2022 as Entry No. 13939455, Book 11332, Page 3064 in the Salt Lake County Recorder's Office, thence along said deed and that Special Warranty Deed recorded August 24, 2021, as Entry No. 13753414, Book 11227, Page 5153-3157 in the Salt County Recorder's Office the following two (2) courses: (1) N01°04'01"E 205.93 feet; thence (2) N89°58'37"E 67.96 feet to the point of beginning.
Containing 0.32 acres +/-.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO HEREAFTER BE KNOWN AS

7TH AVENUE UNITS

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BY: _____
ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, FRANK LEHARSON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SEE IS THE SALT LAKE MANAGER OF JLF INVESTMENT, L.L.C., A UTAH L.L.C., AND THAT HE/SEE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

**7TH AVENUE UNITS
FINAL PLAT**

LOCATED IN THE SW 1/4 OF SECTION 25, T2S, R1W,
SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED §
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE _____ TIME _____ BOOK _____ PAGE _____
\$ _____
FEE _____ SALT LAKE COUNTY DEPUTY RECORDER

21-25-302-012-013-014-015-016-017-018-019-020-021-022-023-024-025-026-027-028-029-030-031-032-033-034-035-036-037-038-039-040-041-042-043-044-045-046-047-048-049-050-051-052-053-054-055-056-057-058-059-060-061-062-063-064-065-066-067-068-069-070-071-072-073-074-075-076-077-078-079-080-081-082-083-084-085-086-087-088-089-090-091-092-093-094-095-096-097-098-099-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-120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3/16/2023

Elizabeth Arnold
Senior Planner
Midvale City
7505 S Holden St,
Midvale UT, 84047

Re: 610 W 7th Ave Rezone

Dear Elizabeth,
Thank you for your submittal comments. In response to your question regarding City Code 17-3-1(E)(1 and 3).

- (1) We believe that there is a significantly higher need for housing now than there was when the zoning for the property was created. Rezoning makes it financially viable for us to update and improve the current home and expand it to create a duplex. The duplex will provide a second quality home that will still be affordable.
- (3) The boundary lines of the properties in the immediate area have recently been changed to reflect their current use and ownership. These new boundaries mean that the property at 610 W is adjacent to property within the same zoning type we are requesting. The area is suffering from some neglect and some of the properties in the neighborhood are falling into disrepair. This minor zoning change allows for new energy and improvements without significantly changing the character of the neighborhood.

Our proposed plan to rezone and subdivide the property brings new vitality to a corner of the City that doesn't get the attention it needs to live up to its potential. The zoning change is needed for the capital investment to be worth making in part of the City we want to see thrive.

Sincerely,

Ezra Nuttall
Senior Project Manager
Solid Group

ORDINANCE NO. 2023-O-06

**AN ORDINANCE REZONING APPROXIMATELY 0.15 ACRES OF A
PROPERTY LOCATED AT 610 W 7th AVE FROM THE SINGLE-FAMILY
RESIDENTIAL-2 (SF-2) ZONE TO THE MULTIFAMILY RESIDENTIAL –
MEDIUM DENSITY (RM-12) ZONE.**

WHEREAS, pursuant to Utah Code Annotated Sections 10-9a-501 through 10-9a-503, 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 Exhibit A; and

WHEREAS, the Planning Commission held a public hearing on April 12, 2023, to review the request for rezone and, after considering all of the information received, made a recommendation to approve the rezone request thereon to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on May 2, 2023 and approved the rezone request; 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 is for a rezone to change the southern portion of the parcel from SF-2 to RM-12. The northern portion of the parcel will remain in the CI zone.
2. The rezone of the property will allow for the rehabilitation and improvement of an existing parcel.
3. The project complies with the rezone procedure outlined in Midvale City Code 17-3-1(E.).
4. The project is in line with the Midvale City General Plan and the vision for the Main Street/Old Town area.
5. The applicable review departments have reviewed the project as well as the Planning Commission and forwarded the item on for the City Council to make a recommendation.

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 (Parcel No. 21-25-301-015) described in Exhibit A attached hereto and by this reference made a part hereof, which properties are located at 160 W 7th Ave, Midvale, Utah, and are currently zoned Single-Family Residential-2 (SF-2), shall be zoned Multifamily Residential Medium Density (RM-12).

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

Single-Family Residential-2 (SF-2)

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

Multifamily Residential Medium Density (RM-12).

Section 2. This ordinance shall take effect immediately.

PASSED AND APPROVED this ____ day of _____, 20__.

Marcus Stevenson, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

Voting by City Council
Quinn Sperry
Paul Glover
Heidi Robinson
Bryant Brown
Dustin Gettel

“Aye”

“Nay”

Date of first publication: _____

“EXHIBIT A”
(Ordinance No. 2023-O-06)

**REZONING APPROXIMATELY 0.15 ACRES OF A PROPERTY LOCATED AT 610 W
7th AVE FROM THE SINGLE-FAMILY RESIDENTIAL-2 (SF-2) ZONE TO THE
MULTIFAMILY RESIDENTIAL – MEDIUM DENSITY (RM-12) ZONE.**

Legal Description:

A part of the East Quarter Corner of Section 26, Township 2 South, Range 1 West Salt Lake Base and Meridian, located in Midvale City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of RIO GRANDE STREET, said point being S00°09'40"W 122.11 feet along the Section line and S89°46'48"E 769.15 from the East Quarter Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence along said westerly right-of-way line S01°23'30"W 206.42 feet to the northerly right-of-way line of 7TH AVENUE; thence along said northerly right-of-way line N89°37'17"W 66.78 feet to and along the that Warranty Deed recorded April 25, 2022 as Entry No. 13939455, Book 11332, Page 3094 in the Salt Lake County Recorder's Office; thence along said deed and that Special Warranty Deed recorded August 24, 2021 as Entry No. 13753414, Book 11227, Page 3153-3157 in the Salt County Recorder's Office the following two (2) courses: (1) N01°04'01"E 205.93 feet; thence (2) N89°58'37"E 67.96 feet to the point of beginning.

Containing 0.32 acres +/-.



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

MIDVALE CITY COUNCIL STAFF REPORT 5/2/2023

SUBJECT

Consider a Final Subdivision Request for a Property located at 610 W 7th Ave to be split into two lots.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

Ezra Nuttall requests final subdivision approval for a two-lot split located at 610 W 7th Ave in the SF-2/CI zone. This application is being processed concurrently with a rezone request to change the SF-2 zoning to RM-12. The analysis below will consider the final subdivision request as if the rezone to RM-12 was approved.

This proposal has been reviewed by Planning Staff, the City Engineer, and the Unified Fire Authority for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposal complies with requirements outlined in Midvale City Municipal Code for minor subdivisions (16.04.050) and the lot development standards of the RM-12 zone (17-7-3.3).

Public notice has been sent to property owners within 500 feet of the subject parcel. No objections have been received as of the writing of this report.

Planning Commission Recommendation

Recommend Approval.

STAFF RECOMMENDATION

Recommend Approval.

RECOMMENDED MOTION

I move that we approve the Final Subdivision for a Property located at 610 W 7th Ave to be split into two lots.

Findings:

1. The application is for a final subdivision to allow for a two-lot split located at 610 W 7th Ave.

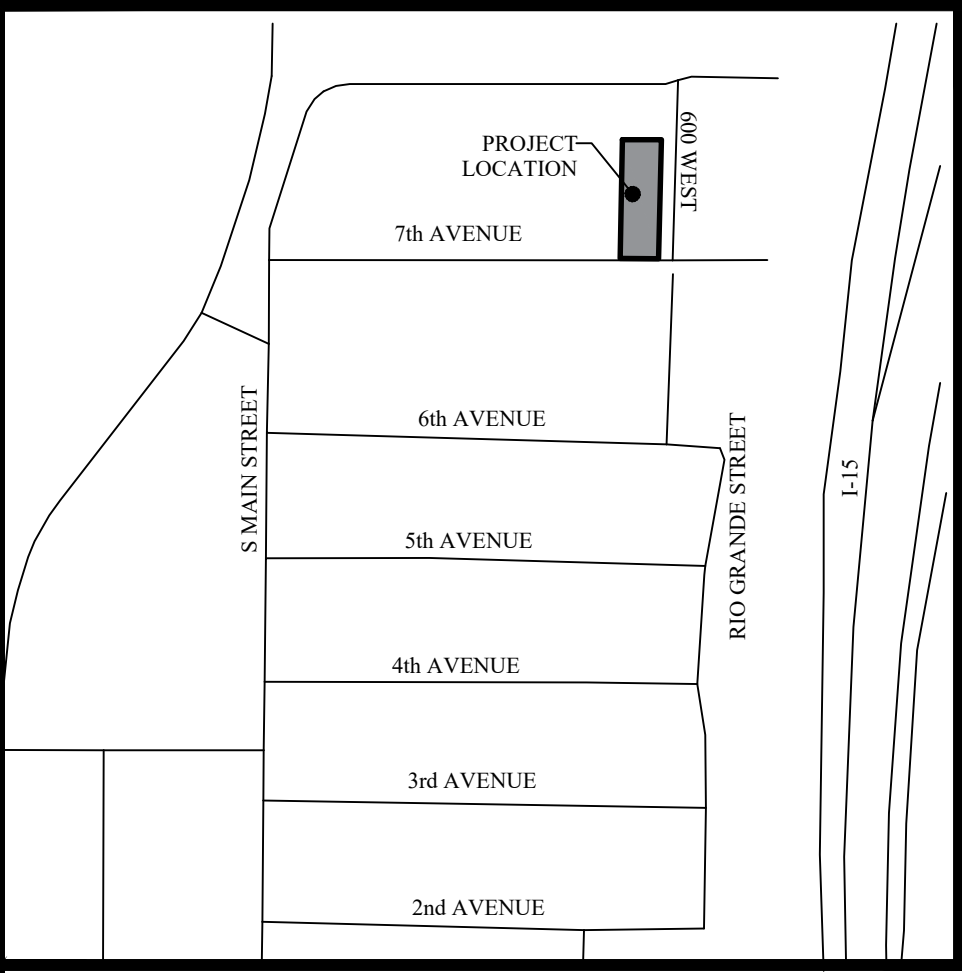
2. The project complies with the minor subdivision procedure outlined in Midvale City Code 16.04.050 and the lot standards of the RM-12 zone in 17-7-3.3
3. The applicable review departments have reviewed the project as well as the Planning Commission and forwarded the item on for the City Council to make a recommendation.

CITIZEN AGENDA SUMMARY

This project is to split an existing lot into two smaller lots.

ATTACHMENTS

1. Final Plat



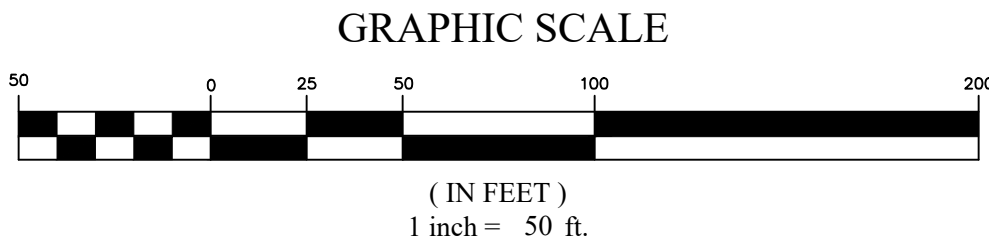
VICINITY MAP
N.T.S

- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - EXISTING PROPERTY LINE
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS
 - PUE&DE
 - PUBLIC UTILITY AND EASEMENT DRAINAGE

7TH AVENUE UNITS

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 25, T2S, R1W,
SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



FOR REVIEW ONLY

JUSTIN LUNDBERG
Professional Land Surveyor
License No. 12554439

Date

RECORD DESCRIPTION

LeBaron Company LLC: Parcel 21-25-301-015

A part of the East Quarter Corner of Section 26, Township 2 South, Range 1 West Salt Lake Base and Meridian, located in Midvale City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the westerly right-of-way line of RIO GRANDE STREET, said point being S00°09'40"W 122.11 feet along the Section line and S89°46'48"E 769.15 from the East Quarter Corner of Section 26, Township 2 South, Range 1 West, Salt Lake Base and Meridian; running thence along said westerly right-of-way line S01°23'30"W 206.42 feet to the northerly right-of-way line of 7TH AVENUE; thence along said northerly right-of-way line N89°37'17"W 66.78 feet to and along the that Warranty Deed recorded April 25, 2022 as Entry No. 13939455, Book 11332, Page 3094 in the Salt Lake County Recorder's Office; thence along said deed and that Special Warranty Deed recorded August 24, 2021 as Entry No. 13753414, Book 11227, Page 3153-3157 in the Salt County Recorder's Office the following two (2) courses: (1) N01°04'01"E 205.93 feet; thence (2) N89°58'37"E 67.96 feet to the point of beginning.

Containing 0.32 acres +/-.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO HEREAFTER BE KNOWN AS

7TH AVENUE UNITS

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____ A.D. 20__

BY:
ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SALT LAKE

ON THE ____ DAY OF ____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, FRANK LEBARON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE SALT LAKE MANAGER OF ILF INVESTMENT L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

7TH AVENUE UNITS

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 25, T2S, R1W,
SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____ SALT LAKE COUNTY DEPUTY RECORDER

NOTES

- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- THE DEVELOPER SHALL INSTALL DECIDUOUS TREES, TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.

SOUTHWEST CORNER OF
SECTION 25, T2S, R1W, SLB&M
FOUND

WEST QUARTER CORNER OF
SECTION 25, T2S, R1W, SLB&M
FOUND

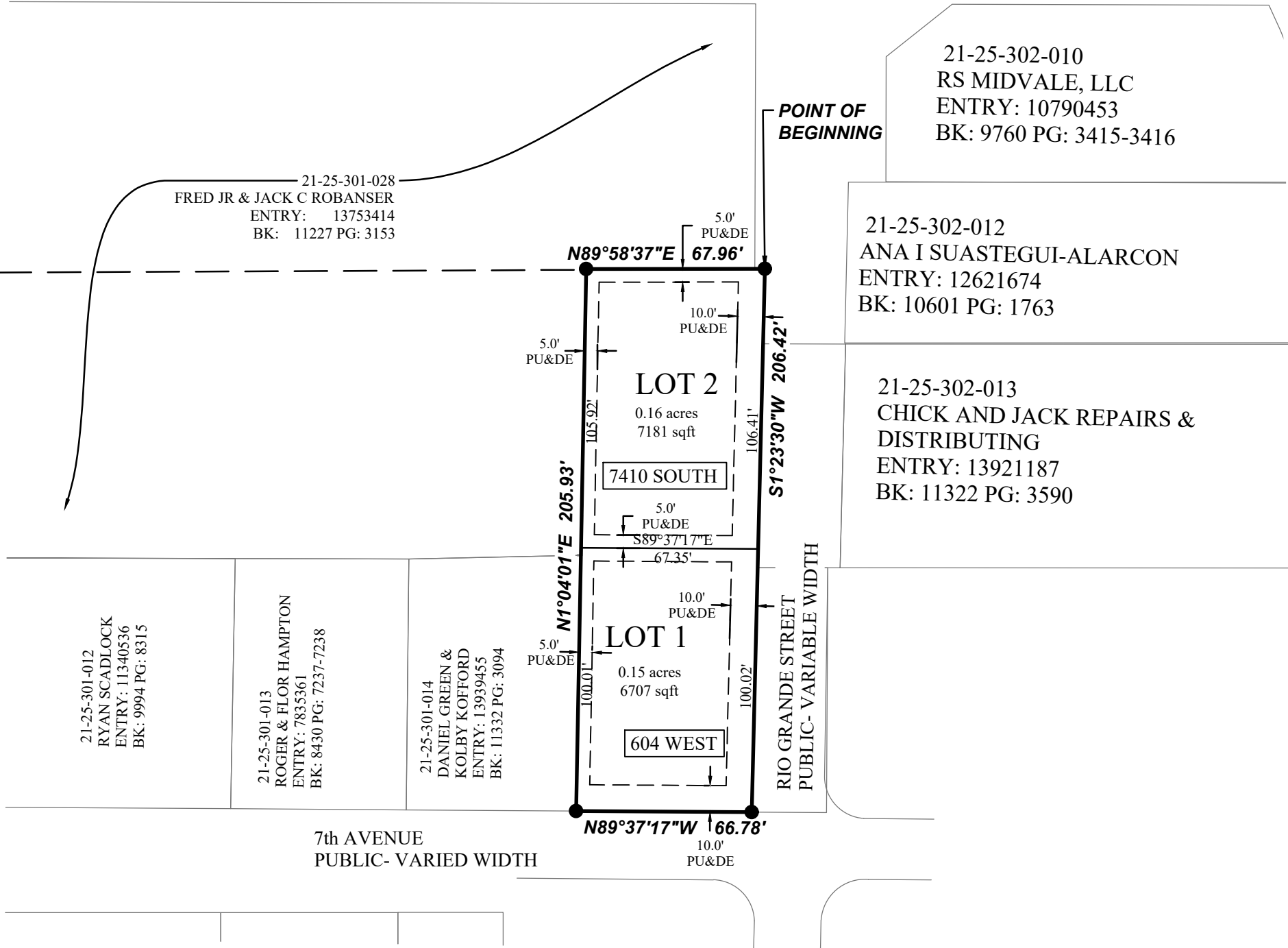
BASIS OF BEARING: S0°09'40"W 2711.97'

26 25

122.11'

26 25

35 36



ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

ROCKY MOUNTAIN POWER _____ DATE _____

EASEMENT APPROVAL

UTOPIA _____ DATE _____

XFINTY _____ DATE _____

CENTURY LINK _____ DATE _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF ____ A.D. 20__

BY _____

TITLE _____

CITY COUNCIL APPROVAL

PRESENTED TO THE MIDVALE CITY COUNCIL THIS ____ DAY OF ____ A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER _____ MAYOR, MIDVALE CITY _____

MIDVALE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ MIDVALE CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20__

MIDVALE CITY ATTORNEY _____

MIDVALE CITY PLANNING COMMISSION

APPROVED THIS ____ DAY OF ____ A.D., 20__ BY THE MIDVALE CITY PLANNING COMMISSION

CHAIRMAN, MIDVALE CITY PLANNING COMMISSION _____

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20__

DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH _____

MIDVALLEY IMPROVEMENT DISTRICT

APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20__

DIRECTOR, MIDVALLEY IMPROVEMENT DISTRICT _____

OWNER/DEVELOPER
SOLID CONSTRUCTION GROUP
13827 S Sprague Lane, Suite 210,
Draper, UTAH 84020
(801)703-3103
CONTACT: Ezra Nuttall

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



COUNCIL MEETING *Minutes*

Tuesday April 18, 2023
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Marcus Stevenson

COUNCIL MEMBERS: Council Member Dustin Gettel
Council Member Bryant Brown
Council Member Heidi Robinson
Council Member Paul Glover
Council Member Quinn Sperry

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; Glen Kennedy, Public Works Director; Mariah Hill, Administrative Services Director; Adam Olsen, Community Development Director; Wendelin Knobloch, Planning Director; Elizabeth Arnold, Senior Planner; Cody Hill, Redevelopment Agency Manager; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Josh Short, IT Technician.

6:00 PM – WORKSHOP

• DISCUSS CHANGES TO RULES OF ORDER AND PROCEDURE

Matt Dahl said items placed on the consent agenda for action need a roll call vote. Those items are noncontroversial and of a routine or ongoing nature. These include resolutions for appointments and reappointments to city boards; resolutions for appointment of administrative executive level employees; resolutions authorizing signature of non-controversial agreements; and other noncontroversial items requiring a majority vote of the council. If a Council Member has a question concerning a consent item, they should talk to the City Manager prior to the meeting, rather than have the item pulled for discussion during the meeting. Generally, an item should be placed on the Council agenda as a discussion item in a previous meeting prior to being placed on the Council agenda as an action item at the next meeting for approval of the council. He asked the Council if they are comfortable acting on a public hearing item during the same meeting as the hearing?

Council Member Bryant Brown said the Council can table an item if needed.

Council Member Paul Glover agreed. Residents that attend a public hearing do not want to come back to a second meeting for the action.

Matt Dahl said currently staff has been having public hearings for all ordinances. State law only requires this for items such as budgets or fee schedules. When an item is just

for a simple rezone, a public hearing would not be required, so it can be treated like a resolution. The Council agreed.

- **DISCUSS CAPITAL IMPROVEMENT PROJECTS (CIP)**

Matt Dahl said city staff would like to improve our methods for long term CIP funding. The budget process has three parts, which includes standard repairs, one-time items like infrastructure projects and plans; and future projects. Staff is moving forward with a GEO bond for a recreation center. He also noted there is always infrastructure work that needs to be done with Enterprise Funds. As staff is looking at all of this, they are being cautious and planning for worst case scenario.

- **LEGISLATIVE UPDATE**

Matt Dahl updated the Council on the legislative amendments and requirements.

6:30 PM – REGULAR MEETING

Mayor Marcus Stevenson called the business meeting to order at 6:48 p.m.

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE

B. ROLL CALL - Council Members Heidi Robinson, Dustin Gettel, Bryant Brown, Quinn Sperry, and Paul Glover were present at roll call.

C. UNIFIED POLICE DEPARTMENT REPORT

Chief Randy Thomas updated the Council on the monthly statistical report. A good portion of the citations were due to the winter parking. Financials are 5% below budget and trending very well. This upcoming Saturday, they are having a DEA take back event where the public can bring any unwanted prescription drugs to the substation from 10:00 am to 2:00 pm. He said he received a letter of appreciation for one of the shelter officers that responded to a mental health issue. He also reported that the police station caught fire over the weekend due to a lunch box left on the stove. The building sprinklers did turn on and stopped the fire from spreading. He thanked Midvale and Sandy City fire for their assistance. He invited the Council to attend the appreciation crossing guard luncheon on May 3rd at 12:30 p.m. He said the Residents Against Graffiti removed the graffiti from the rail bridge that goes over Wasatch Street. He also reported that Officer Whitman is moving to Texas and resigning from our department; Officer Lechuga will be his replacement.

D. EARTH DAY PROCLAMATION – Mayor Stevenson read the proclamation declaring April 22nd as Earth Day into the record.

E. RECOGNITION OF LYNDZI ELSMORE FOR HER YEARS OF SERVICE AS THE HARVEST DAYS PARADE CHAIR

Mayor Stevenson thanked Lyndzi for her years of service as the Harvest Days Parade Chair. Lyndzi has been the parade chair since 2008 and has worked many hours without any reimbursement.

Mrs. Elsmore said it has been a joy to serve the Midvale community and thanked the many volunteers that helped her achieve success.

The Council thanked Lyndzi for her years of service and dedication to the community.

II. PUBLIC COMMENTS

There was no one who desired to speak.

III. MAYOR REPORT

Mayor Stevenson updated the Council on the Unified Police Department reorganization. During the Board meeting there were two changes that took place. First the UPD Board meeting will be held more often, meeting twice a month instead of once a month. Chief Jason Mazuran has a temporary reassignment as the administrator of the new organization, so he will be focused on the day-to-day issues with the reorganization. The Sheriff will provide a replacement plan with Mazuran moving into the new position.

IV. COUNCIL REPORTS

A. Council Member Dustin Gettel – said he welcomes everyone to check out the new Raising Canes chicken restaurant in Midvale. He said things are unusually dirty around the city with trash bags and shopping carts. He asked if there is a plan in place to get some of that cleaned up. He said the hard winter may have been a contributing factor this year.

B. Council Member Bryant Brown – thanked the City staff for answering all his emails this weekend. The bulky waste pickup went well. There are some citizens that will cut a tree down and not bundle it thinking something will happen. He doesn't feel Ace should have to take care of that but there are some trees that are just sitting there. He said the storage facility down the road has a second story window that's been broken for about a year and it's not a very welcoming site. He said it needs to be fixed.

C. Council Member Heidi Robinson – Had nothing to report.

D. Council Member Paul Glover – said the mosquitos are already out. Watch out for water puddles and standing water. He said the Mosquito Abatement feels mosquitos will be bad this year.

E. Council Member Quinn Sperry – Thanked the Council and staff members for supporting the Canyons School District Foundation Gala. It was a great evening and experience raising money for scholarships. He congratulated the Hillcrest Theater Group for winning the State in their tier.

V. CITY MANAGER REPORT

April 18, 2023

Matt Dahl reported that the Mayor and some staff will be attending the Utah League of Cities and Towns Conference and hoped to gain more information on the legislative bills that passed.

Glen Kennedy reported on the bulky waste program that just finished. Staff has been educating residents on the program and Ace Recycling has been very accommodating this year.

Council Member Dustin Gettel said there is a lot of junk around the construction area behind public works.

Glen Kennedy said he would work on getting that area cleaned up.

VI. PUBLIC HEARING(S)

A. CONSIDER A REZONE REQUEST FOR PROPERTY ADJACENT TO THE MILLS PROJECT LOCATED AT APPROXIMATELY 208 & 228 E 8000 S FROM SINGLE FAMILY RESIDENTIAL-1/AGRICULTURAL OVERLAY (SF-1/AO) ZONE TO MULTIFAMILY RESIDENTIAL-MEDIUM DENSITY (RM-12) ZONE. (JACOB Ballstaedt, APPLICANT)

Elizabeth Arnold said the Midvale Mills is an existing project that received its first approvals on April 6, 2021. Since then, additional land has been acquired to expand the project. The new land that has been acquired is currently zoned SF-1/AO. The applicant is requesting that it be rezoned to RM-12 to match the rest of The Mills project. Rezone Procedure Midvale City Code 17-3-1(E.) outlines the criteria necessary for granting a rezone as follows: 17-3-1 Criteria/Required Findings. ...rezoning of land is to be discouraged and allowed only under the limited circumstances herein described. Therefore, the planning commission may recommend, and the city council may grant, a rezoning application only if it determines, in written findings, that the proposed rezoning is consistent with the policies and goals of the general plan and that the applicant has demonstrated that the:

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

The Midvale Mills project was rezoned with the finding that the project met Goal #3 and was consistent with the goals of the 2016 Midvale City General Plan, including the 2019 Housing Plan. Staff finds this analysis to be applicable to the new land as well.

The Planning Commission recommend approval.

B. CONSIDER A REQUEST AMENDING A LARGE-SCALE MASTER PLAN FOR THE MILLS PROJECT LOCATED AT APPROXIMATELY 208-272 E 8000 S AND 8052-8082 S 300 E (JACOB BALLSTAEDT, APPLICANT)

Elizabeth Arnold said the Midvale Mills is an existing project that received its first approvals on April 6, 2021. Since then, additional land has been acquired to expand the project. This staff report will discuss amending the large-scale master plan to add the newly acquired land, Phase 3, as if the rezone request was approved. Everything regarding Phase 1 and Phase 2 will remain the same.

Large Scale Master Plan Procedure Midvale City Code 17-3-5 outlines the criteria necessary for a large-scale master plan review. Staff finds that the proposal meets all the requirements.

A development is required to be executed in conjunction with any large-scale master plan approval. An amendment has been drafted to the original development agreement that will be considered when action is taken on this application.

Public notice has been sent to property owners within 500 feet of the subject parcel. No written objections have been received as of the writing of this report. However, concerns were raised at the Planning Commission meeting regarding the activation of the open space area, specifically the inclusion of pickleball courts. The Planning Commission minutes have been included as an attachment. This proposal has been reviewed by Planning Staff, the City Engineer, the Unified Fire Authority, and Public Works for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposed large scale master plan complies with requirements outlined in Midvale City Code.

The Planning Commission recommended approval.

C. CONSIDER A REQUEST FOR PRELIMINARY SUBDIVISION APPROVAL FOR PHASE 2 AND 3 OF THE MILLS PROJECTS LOCATED AT APPROXIMATELY 208-272 E 8000 S AND 8052-8082 S 300 E (JACOB BALLSTAEDT, APPLICANT)

Elizabeth Arnold said the Midvale Mills is an existing project that received its first approvals on April 6, 2021. Since then, additional land has been acquired to expand the project. The new land that has been acquired will be Phase 3. Phase 2 was included with the original approval of the project but is now being subdivided.

Preliminary Subdivision Procedure Midvale City Code 16.04.040 outlines the criteria necessary for a preliminary subdivision review. Staff finds that the proposal meets all the requirements.

Public notice has been sent to property owners within 500 feet of the subject parcel. No written objections have been received as of the writing of this report.

This proposal has been reviewed by Planning Staff, the City Engineer, the Unified Fire Authority, and Public Works for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposed subdivision complies with the requirements outlined in Midvale City Code.

The Planning Commission recommended approval.

Mayor Stevenson said all three public hearing items were regarding one project so public comments will be taken at one time for all three public hearing items.

Elizabeth Arnold said the residents have expressed concern with the noise from the pickle ball courts.

Jacob Ballstaedt, Garbett Homes, 273 North East Capital Street, said he was glad to be back. He invited the Council to go see the project. They are amending the plan and the zone. It is a continuation of what has already been done. He said he met with the surrounding homeowners which was well attended. In general, the neighborhood is in favor of the project. There are four open spaces in the project that are all a little different from one another. The pickleball green space plan has a 6' fence with a 5' landscape buffer with trees to drown out noise. At the edge of the pickleball court there is a fence surrounding the court. There was residents concerned about the noise and the lighting for the court. He said he has offered to make changes to the court.

Council Member Dustin Gettel said the Council doesn't have the authority to say that they can or cannot have a pickleball court if the zoning allows that.

Garrett Wilcox said if the Council approves the zoning, the developer has every right to have the pickleball court if the pickleball court is allowed within the zoning.

Adam Olsen said one way to regulate changes would be through the development agreement if the Council chooses.

Council Member Paul Glover said the Council has the opportunity to have a good outcome for both the citizens as well as the developer.

Jacob Ballstaedt said the pickleball court is not a deal killer for him. There are a lot of options that can be done.

Mayor Stevenson said the project has the opportunity to have a lot of noise.

Council Member Quinn Sperry said it is an enhancement to the project to have those amenities for the community. Has a project in his neighborhood with an amenity that doesn't get used and feels the space is wasted.

Council Member Heidi Robinson asked if there was a way to install some kind of barrier to eliminate some of the noise.

Jacob Ballstaedt said that an evergreen tree is probably the best solution for a noise barrier. Having no lights is a good solution because it won't be used after dark.

MOTION: Council Member Quinn Sperry MOVED to go into a public hearing. The motion was SECONDED by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

Mayor Stevenson opened the hearing to public comment.

Christian Bletzacker said he was against pickleball courts. He said he lives next door to the pickleball courts. If you google pickleball loudness, you will see there are lawsuits because of the noise pitch. It is four times louder than a tennis ball. He asked if the pickleball court could be moved somewhere else. He said he looked up Midvale Municipal Code that says it does not allow a dba of 10 over the de ambient sound from 7:00 am to 10:00pm. Studies he found said within 100' of pickleball the sound is over 74db's which is the same as a freeway. He asked if it was even legal to have a pickleball court.

Council Member Dustin Gettel said staff needs to look into the code.

Spencer Updike said he also lives on Tapp Lane. Everyone seems to be in agreement to have the pickleball court moved. He said he is concerned with the noise.

Jonathan Loss said a month ago CNN had an article on pickleball courts and how noisy they are. He said he works 50 to 60 hours a week and in the summer, he wants to be able to go outside. He suggested planting a community garden and planting basil instead.

Julie Bruderer said she lives on Tapp Lane and would be next to the pickleball courts. Her concern is it would be too noisy. There is also the noise level of the participants playing pickleball. She said she is concerned with it affecting the value of their homes.

Council Member Quinn Sperry said the Council can address the noise levels through a development agreement.

John Bruderer said he lives on Tapp Lane, and his concerns were the noise. He asked how many Council members would like to live an equivalent of 25' away from a freeway?

Madison Smith said everyone has reiterated their concern for the noise. She asked the Council to consider something else for the greenspace.

Brenda Tapp said she lives on Tapp Lane, and her mother-in-law developed Tapp Lane. It is a family-oriented community. She asked the something else be considered that is family oriented for the greenspace.

Richard Tapp, Tapp Lane, said he does not want pickleball courts due to the noise.

Council Member Quinn Sperry asked if there was any concern with the rezone.

Brenda Tapp asked about the setbacks and whether they would be the same as the neighbors of 25 ft.

Jonathan Loss asked if it could be agreed upon to remove the pickleball court prior to rezoning the property?

Council Member Paul Glover said yes, that can be done.

John Bruderer asked if public comment will be allowed at the next meeting.

Mayor Stevenson said there is public comment at every meeting.

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

Jacob Ballstaedt said this was about the rezone so if the pickleball courts needs to go, that's fine.

Mayor Stevenson asked if he could move the courts closer to the center of the project.

Mr. Ballstaedt said he was willing to remove the pickleball court.

VII. CONSENT

A. CONSIDER MINUTES OF MARCH 21, MARCH 30, AND APRIL 4, 2023

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

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2023-R-16 AUTHORIZING THE ADOPTION OF A TERM SHEET BETWEEN MIDVALE CITY AND THE REDEVELOPMENT AGENCY OF MIDVALE CITY FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF A MURAL AND APPROVAL OF MURAL ARTIST RECOMMENDATION

Cody Hill said he would like to just discuss this item and move it for action at the next meeting. He said on June 10, 2023, the Redevelopment Agency of Midvale City is organizing the second annual mural festival, aiming to install ten new murals in the Main Street CDA. The City Council has expressed interest in including an additional mural on the north side of the old Midvale Fire Station located at 7683 Holden St, Midvale, UT 84047

To include this wall in the mural festival, we require the City Council's authorization of the agreement. The key terms of the agreement are as follows:

- The Agency will fund 100% of the mural's costs.
- Final rendering approval by City Council and Agency staff.
- The Agency will be responsible for the mural's maintenance.

In addition, the Mural Selection Committee, which was comprised of RDA staff, two Main Street business owners, a muralist, and Council Member Brown, evaluated over 75 artists from across the world, and based on the size and location of the wall, have recommended awarding this wall to the artist Adrian Garcia, AKA Criobravo. Criobravo is a Salt Lake City resident who highlights her Mexican heritage and is inspired by the desert, norteños, boots, and Mexican folk art.

PLAN COMPLIANCE:

The City's participation in the mural festival would support the Main Street Small Area Plan and the Main Street Community Development Area Plan. The mural's rendering will be approved to ensure alignment with the City's public art requirements and restrictions.

FISCAL IMPACT:

The RDA Board has already approved the costs associated with public art within the Main Street Area. This does not impose any costs on Midvale City.

Council Member Dustin Gettel asked what the estimated cost is for this one mural.

Mr. Hill said he doesn't have the total figure yet but will be in the range of \$2,500 to \$3,500.

MOTION: Council Member Dustin Gettel MOVED to Table Action Item A Considering Resolution No. 2023-R-16 until May 2, 2023. The motion was **SECONDED** by Council Member Quinn Sperry. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

IX. DISCUSSION

A. DISCUSS CHICKEN STANDARDS

Elizabeth Arnold said it has been proposed that Midvale City could increase the allowable number of hens in each of our current lot size categories by one. Below is a table of what is currently allowed in the City. The following exhibits include references to what other cities allow. Population has been included for comparison purposes.

Midvale Population 35,938	
Lot Size (SF)	# of Fowl Allowed
<5,000	0
5,000-6,999	2
7,000-9,999	3
10,000-21,779	5
>21,780	8
Murray Population 49,729	
Lot Size (SF)	# of Fowl Allowed
<6,000	4
6,000-9,999	5
10,000-11,999	6
>12,000	8

Cottonwood Heights Population 32,864	
Zone/Allowed Places	# of Fowl Allowed
<5000	0
5,000-6,999	2
7,000-9,999	3
10,000-21,779	5
>21,780	8
Sandy Population 95,050	
Zone/Allowed Places	# of Fowl Allowed
Allowed in all residential zones	10
West Jordan Population 116,541	
Zone/Allowed Places	# of Fowl Allowed
Residential lots containing a single-family detached dwelling or duplex	5 hens and 5 chicks
Taylorsville Population 59,242	
Lot Size (SF)	# of Fowl Allowed
<5,000	0
5,000-5,999	2

6,000-6,999	3	
7,000-7,999	4	
8,000-8,999	5	
9,000-9,999	6	
10,000-11,999	8	
<12,000	10	
American Fork Population 34,422		
Lot Size (SF)	# of Fowl Allowed	
7,500	3	
8,000	4	
9,000	5	
10,000	6	
Kearns Population	36,747	
Zone/Allowed Places	Lot Size (SF)	# of Fowl Allowed
R-1-4 or R-1-6 or duplexes	4,000-6,000	3 hens and 3 chicks
R-1-7 or R-1-8	7,000,8,000	5 hens and 5 chicks
R-1-10 or R-1-15	10,000,15,000	8 hens and 8 chicks
R-1-21 or R-1-43*	21,780, 43,560	50
Spanish Fork Population	43,870	
Zone/Allowed Places	Lot Size (SF)	# of Fowl Allowed
Residential lots containing a single-family detached dwelling or duplex	<5,000	0
Residential lots containing a single-family detached dwelling or duplex	>5,000	6

Council Member Dustin Gettel said he felt the Council should increase the number of chickens similar to Murray City's recommendations.

Council Member Bryant Brown said liked Murray as well.

Council Member Dustin Gettel said zero chickens under 5000 sq ft lot, then 5-9,999 sq ft lots can have 6 chickens, like Murray City.

B. DISCUSS CAMPAIGN FINANCE DISCLOSURE ORDINANCE

Garrett Wilcox said on February 7, 2023, the Midvale City Council discussed establishing campaign contribution limits in Midvale municipal elections. Council members proposed establishing a maximum personal contribution limit of \$5,000 for a mayoral candidate and

\$1,000 for a council candidate. The Council members also expressed concerns about individuals and entities who may be seeking favorable treatment by the City Council providing campaign contributions. The City Council discussed several potential penalties for a violation of these limits.

Staff has drafted the attached proposed code amendment. This amendment establishes the maximum campaign contribution limits discussed by the City Council. In order to avoid constitutional concerns, the campaign contribution limits will adjust every municipal election cycle based on the Consumer Price Index. The proposed amendment also prohibits a person or entity from making a campaign contribution if the person or entity is requesting that the City Council or RDA Board make a discretionary or legislative decision.

The amendment also establishes two penalties for a violation. First, if a campaign contribution is made in violation of these limitations, the candidate must either return the contribution to the person or entity who made the contribution, or the candidate must surrender the contribution to the City's General Fund. Additionally, if a candidate or the person or the entity making the contribution violates the limitations, that individual or entity can be charged with an infraction. The initial fine is \$50. Each additional violation will double the previous fine amount. For example, a 2nd violation will incur a fine of \$100, a third violation a fine of \$200, and so on.

Council Member Bryant Brown was concerned with entities that collect a lot of tax increment.

Council Members Quinn Sperry and Heidi Robinson said they wanted to make sure it's clear and concise, so it is understood.

Council Member Dustin Gettel said everything needs to be eliminated except for the campaign contribution limits because it is too complicated.

Garrett Wilcox asked the Council if they wanted to eliminate subsection B with anyone asking for legislative or discretionary action of the proposed amendments to the code and keep the limits to \$5,000 and \$1,000 for Mayoral and Council candidates.

The Council agreed.

Mr. Wilcox asked the Council if they agreed to fines for not submitting financial disclosures.

The Council agreed to a \$50 dollar fine.

MOTION: Council Member Dustin Gettel MOVED to recess and go into Redevelopment Agency Board Meeting. The motion was SECONDED by Council Member Paul Glover. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

**The City Council went into the Redevelopment Agency Board Meeting at 9:07 p.m.
The City Council Reconvened at 9:14 pm**

X. CLOSED SESSION

MAYOR: Mayor Marcus Stevenson

COUNCIL MEMBERS: Council Member Dustin Gettel
Council Member Bryant Brown
Council Member Heidi Robinson
Council Member Paul Glover
Council Member Quinn Sperry

STAFF: Matt Dahl, City Manager; Nate Rockwood, Assistant City Manager; Rori Andreason, HR Director/City Recorder; Garrett Wilcox, City Attorney; and Mariah Hill, Administrative Services Director.

MOTION: Council Member Dustin Gettel **MOVED** to go into closed session to discuss the character, professional competence or physical or mental health of an individual. The motion was **SECONDED** by Council Member Heidi Robinson. Mayor Stevenson called for discussion on the motion. There being none, he called for a roll call vote. The voting was as follows:

Council Member Quinn Sperry	Aye
Council Member Paul Glover	Aye
Council Member Heidi Robinson	Aye
Council Member Bryant Brown	Aye
Council Member Dustin Gettel	Aye

The motion passed unanimously.

The Council went into closed session at 9:17 pm

MOTION: Council Member Dustin Gettel **MOVED** to reconvene into open session. The motion was **SECONDED** by Council Member Bryant Brown. Mayor Stevenson called for discussion on the motion. There being none, he called for a vote. The motion passed unanimously.

The Council reconvened at 9:46 p.m.

XI. ADJOURN

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

The meeting was adjourned at 9:46 p.m.

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

Approved this 2nd day of May, 2023

PENDING



MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: May 2, 2023

ITEM TYPE: Action

SUBJECT: Consider **Resolution No. 2023-R-16** Authorizing the adoption of an Agreement between Midvale City and the Redevelopment Agency of Midvale City for the design, installation, and maintenance of a mural and approval of mural artist recommendation.

SUBMITTED BY: Kate Andrus, RDA Program Manager

CITIZEN'S AGENDA: This agenda item is to approve an artist and agreement for the installation of a mural on the old Midvale Fire Station.

SUMMARY:

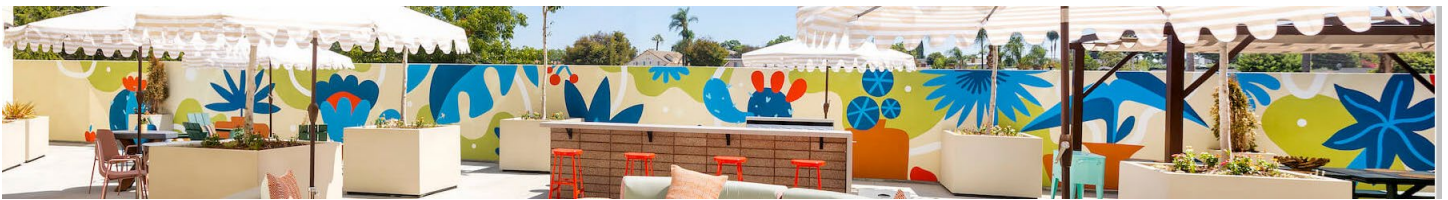
On June 10, 2023, the Redevelopment Agency of Midvale City is organizing the second annual mural festival, aiming to install ten new murals in the Main Street CDA. The City Council has expressed interest in including an additional mural on the north side of the old Midvale Fire Station located at 7683 Holden St, Midvale, UT 84047.



On April 18, 2023, RDA staff brought before City Council a request to approve an artist and authorize an agreement to include this wall as part of the 2023 mural festival, but due to last-minute changes to the term sheet, this item was tabled. RDA staff is now bringing this item back before the City Council for approval. As presented during the last Council Meeting, the key terms of the agreement are as follows:

- The Agency will fund 100% of the mural's costs.
- Final rendering approval by City Council and Agency staff.
- The Agency will be responsible for the mural's maintenance.

RDA staff also presented the Mural Selection Committee's recommendation of Adrian Garcia, AKA Criobravo, as the muralist for this wall.



PLAN COMPLIANCE: The City's participation in the mural festival would support the Main Street Small Area Plan and the Main Street Community Development Area Plan. The mural's rendering will be approved to ensure alignment with the City's public art requirements and restrictions.

FISCAL IMPACT: The RDA Board has already approved the costs associated with public art within the Main Street Area. This does not impose any costs on Midvale City.

RECOMMENDED MOTION: I move that we adopt Resolution No. 2023-R-16, authorizing the adoption of an Agreement between Midvale City and the Redevelopment Agency of Midvale City for the design, installation, and maintenance of a mural, and approve the mural artist recommendation.

Attachments:

Resolution No. **Resolution No. 2023-R-16**
Applicant Wall Agreement

MIDVALE CITY, UTAH

RESOLUTION NO. 2023-R-16

**A RESOLUTION OF MIDVALE CITY APPROVING
AN AGREEMENT TO PARTICIPATE IN THE
ANNUAL MIDVALE MAIN MURAL FESTIVAL BY
ALLOWING THE INSTALLATION OF A MURAL AT
7683 S. HOLDEN STREET, MIDVALE, UTAH 84047**

WHEREAS, the Redevelopment Agency of Midvale City (the "Agency") was created by the Midvale City Council to transact the business and exercise the powers provided for in the Utah Redevelopment Agencies Act; and

WHEREAS, the Agency created the Main Street Community Development Area (the "CDA") in 2015 to revitalize and improve the Main Street area; and

WHEREAS, the overarching goal of the CDA is to establish an arts and culture district within the Main Street area; and

WHEREAS, an annual mural festival was initiated in 2022 to enhance the Main Street area with public art and the Agency is planning for an additional ten murals to be installed at this year's mural festival; and

WHEREAS, the building located at 7683 S. Holden Street, Midvale, UT 84047 is owned by Midvale City, and the decision to enhance the north side of the building with a mural as part of the 2023 mural festival rests with the city council members and mayor;

WHEREAS, the Mural Selection Committee recommends the artist Adrian Garcia as the muralist selected for the installation for the mural on the designated wall.

NOW THEREFORE BE IT RESOLVED, by the City Council of Midvale City, Utah, that it approves the Agreement found in Attachment A for the allowance of a mural to be installed on the north-facing wall of the old fire station building located at 7683 S. Holden in Midvale and authorizes Mayor Stevenson to execute the agreement.

PASSED AND ADOPTED BY THE CITY COUNCIL OF MIDVALE CITY, STATE OF UTAH this 2nd day of May, 2023.

Marcus Stevenson, Mayor

ATTEST:

Rori L. Andreason, MMC
City Recorder

Voting by the City Council	Aye	Nay
Quinn Sperry	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

**MIDVALE CITY MURAL FESTIVAL AGREEMENT
BETWEEN MIDVALE CITY CORPORATION AND
THE REDEVELOPMENT AGENCY OF MIDVALE CITY**

THIS AGREEMENT FOR PARTICIPATION IN THE MIDVALE CITY MURAL FESTIVAL (the "Agreement"), is made and entered into as of May 2, 2023, by and among the Redevelopment Agency of Midvale City, a public agency (the "Agency"), and Midvale City Corporation a corporation ("Applicant"). Agency and Applicant are referred to throughout this Agreement individually as a ("Party") and collectively as ("Parties").

WITNESSETH:

WHEREAS, the Applicant is the Owner of certain property located at 7683 Holden Street (the "Property") and has obtained the consent of the Lessee of the Property to participate in the Midvale City Mural Festival (the "Program") by obtaining and submitting with this document a signed Lessee Permission in the form attached as Exhibit A; and

WHEREAS the Applicant is interested in the installation of a mural on the Property (the "Mural"); and

WHEREAS, the Agency will release a call for artists to design and install the Mural for participation in the Midvale City Mural Festival; and

WHEREAS, the Agency's Mural Selection Committee will select appropriate artists from the call, then pair an artist with the Applicant for inclusion into the program; and

WHEREAS, the Applicant, Agency, and artist will agree upon a detailed sketch or digital rendering of the proposed Mural design including color and visually represented within the dimensions of the assigned wall; and

WHEREAS, the Agency and Applicant wish to enter into an agreement for participation in the Midvale City Mural Festival; and

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, the Parties agree as follows:

AGREEMENT

1. **Recitals.** The Recitals to this Agreement are incorporated into and shall constitute a part of this Agreement.
2. **Responsibilities of the Agency.** The Agency is responsible for the following:
 - a. The Agency will draft, release, and advertise a call for artists requesting artists' qualifications to design and install Mural at the Property for inclusion in the

Program. The selected artist will enter into a contract with the Agency for the creation of the Artwork.

- b. The Agency agrees to pay the selected artist for the creation and installation of the Mural at the Property. Retaining the Agency's payment is conditioned on the completion of the Mural in accordance with the Agreement for Artist's Commissioned Work in the Midvale City Mural Festival Program, a sample draft of which is attached hereto as **Exhibit B** hereto.
- c. The artist whose past artwork and qualifications are best suited for the Property and the Program will be selected by the Mural Selection Committee. The selected artist will be paired with the Applicant who will approve final design in collaboration with the Agency.
- d. The Agency will ensure the Mural complies with the Midvale Main Street Mural Program Guidelines attached hereto as **Exhibit C** and any applicable laws.
- e. Subject to limitations provided in this Agreement, the Agency agrees to maintain the Mural as described in Section 4 of this Agreement for a period of three years.

3. Responsibilities of Applicant. The Applicant is responsible for the following:

- a. The Applicant will designate a wall for the installation of a Mural as part of the Program.
- b. The Applicant will be available to the selected artist before and during the installation process, communicating with the artist and the Agency to approve final design and for any installation needs by the artist.
- c. The Applicant is responsible for providing the artist and Agency access to the Property for the design, installation, and maintenance of the Mural.
- d. The Applicant is responsible for providing the artist, Agency, and public access to the Property to view the Mural during the Midvale Main Mural Festival.
- e. The Applicant agrees that the Agency and the artist may use photos of the Mural on the Agency's managed website and any promotional materials of the Agency. The Agency shall credit the artist in any such use. The Applicant shall ensure that the artist is/are aware of and agrees to the foregoing.

4. Maintenance Period.

- a. The Agency agrees to maintain the Mural in good repair for a period of three years from the June 11, 2023, or the date in which the Mural has been fully installed on the wall (the "Maintenance Period"). The Applicant must notify the Agency of any damage, vandalism, or deterioration to the Mural. The Agency will occasionally inspect the Mural for any damage, vandalism, or deterioration. If the Mural has been damaged, vandalized, or the Mural has deteriorated, the Agency will determine if the Agency can clean or repair the Mural itself. If the Agency determines that it cannot clean or repair the Mural and the Agency determines that the Mural can be repaired, the Agency will give the Artist the first opportunity to repair the Mural. If the Artist does not respond or provide a repair date satisfactory to the Agency, the Agency may contract with another individual or entity to repair, replace, or remove the Mural at its sole discretion. The Agency will notify the

Applicant of its decision and anticipated completion date within 30 days of the Applicant's notification.

- b. Applicant understands that the Agency cannot guarantee that Mural will remain installed for the three-year period. Vandalism, weather, deterioration or destruction of the Property, actions of the Applicant, Applicant's Lessee, and their invitees, and events outside of the control of the Agency may result in the Mural being removed partially or in whole before the end of the three-year period.

5. Effective Date and Duration.

This Agreement is effective as of the date above. Unless otherwise terminated pursuant to Section 6 below, this Agreement shall continue until the expiration of the Maintenance Period.

6. Termination

- a. The Agency shall have the right to terminate this Agreement at any time, upon finding that the Mural does not or will not fulfill or comply with the Applicant's design specifications approved by the Agency.
- b. The Agency shall have the right to terminate this Agreement if the Mural is not maintained during the required Maintenance Period. The Applicant agrees to allow the Mural to remain at the Property for no fewer than three years. In the event the Applicant removes the Mural from the Property sooner than three years from the completion date of the Mural, the Applicant will reimburse the Agency all funds provided pursuant to this Agreement.
- c. In the event Applicant intends to lease, sell or transfer ownership of the Property, the Applicant shall notify Agency staff at least 30 days prior to the closing of the sale or transfer. The notice will include the following information about the Property's new owner:

- i. Name
- ii. Address
- iii. Phone number

Upon the closing of the lease, sale or transfer, this Agreement will become void.

- d. The Agency may terminate this Agreement upon notification to the Applicant at its sole discretion under Subsection 4(b) of this Agreement.

7. Default.

In the event any Party defaults in its obligations under the terms of this Agreement, in addition to all other remedies available, the non-defaulting Party can declare, at its option, this Agreement to be null and void. The non-defaulting Party of this Agreement shall be entitled to all costs and fees, including attorney's fees and costs, incurred to enforce the terms of this Agreement.

8. Indemnification.

- a. The Applicant and the Agency acknowledge and agree that each Party to this Agreement shall be responsible and liable for all damages, losses, costs, actions, causes of action, claims, demands, liens, liabilities, expenses and indirect or consequential damages of any kind and nature whatsoever (collectively, "Losses"), caused by, resulting from, arising out of, or incidental to the Program, including, without limitation, any Losses resulting from any negligent act of omission of the Applicant or Agency or its personnel or contractors.
- b. The Applicant and the Agency, for themselves and any persons or firms claiming through the Applicant and the Agency, hereby release and discharge the other Party from and against all Losses which may arise or accrue to the Applicant or the Agency, that arise out of, or would not have been incurred but for the Program whether or not such Losses are the result of, or relate in any way to any negligent acts or omissions on the part of any of the Parties; and the Applicant and the Agency hereby covenant and agree to indemnify and save harmless each other, from and against all Losses which may arise or accrue to any person or firm against any of the Parties or which any of the Parties may pay, incur, sustain or be put to, by reason of or in connection with:
 - i. The Mural;
 - ii. The Agency; or
 - iii. Any personal injury, damage or death, whether or not such Losses are a result of, or relate in any way to any negligent acts or omissions on the part of any of the Parties.

9. Nonexclusive.

This Agreement is not exclusive and does not limit the Agency from entering other Agreements regarding the Program.

10. Notice.

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

For the Agency:

RDA Manager
Midvale City
7505 S. Holden Street
Midvale, UT 84047

For the Applicant:

NAME: Midvale City Corporation
ADDRESS: 7505 Holden Street
CITY, UT ZIP: Midvale City, UT 84047

11. Relationship of Parties.

This Agreement does not create any legal relationship between the Parties including, but not limited to, that of partner, employee, agent, or contractor.

12. Third-Party Benefits

This Agreement is for the sole benefit of the named Parties. Nothing contained in this Agreement is for or may be relied upon for the benefit of a third party.

13. Assignment and Delegation.

A Party may not assign or delegate any part of this Agreement without the other Party's prior written consent.

14. Amendments.

Agency and Applicant may amend this Agreement by mutual written agreement. Any other modification is prohibited and invalid.

15. Severability.

In the event any provision of this Agreement shall be held to be invalid and unenforceable, the remaining provisions shall remain valid and binding upon the Parties. In the event that any part of this Agreement shall be determined unlawful or invalid by a court of competent jurisdiction then the remaining provisions shall continue in full force and effect.

16. Waiver.

Any failure or delay by either Party to exercise any right, power, or privilege or to insist upon observance or performance of a provision in this Agreement shall not operate or be construed as a waiver. One or more waivers by either Party of any provision, term, condition, or covenant shall not be construed by the other Party as a waiver of any subsequent breach of the same by the other Party.

17. Dispute Resolution.

Any dispute arising under or relating to this Agreement will be resolved in the following order:

- a. Good faith negotiations between the Parties for a limit of 90 days unless otherwise extended by mutual written agreement;
- b. Good faith mediation with a mutually agreed upon mediator and with each Party paying one half of the mediation costs; and
- c. Litigation. If a Party incurs any legal costs or attorney's fees in litigation to resolve a dispute arising under or relating to this Agreement, the prevailing Party may recover such costs and fees.

18. Governing Law and Venue.

This Agreement is governed, construed, and interpreted under the laws of the State of Utah. Any suit arising from this Agreement must be brought within the appropriate court in Salt Lake County, Utah.

19. Entire Agreement.

This Agreement constitutes the entire agreement between the Parties and supersedes all prior understandings or agreements between the Parties.

20. Authorization.

Each of the Parties executing this Agreement represents that it has taken all the steps necessary to make this Agreement binding upon it. All Parties signing this Agreement represent that they are duly authorized to execute and deliver this Agreement in the capacity and for the entity set forth where he/she signs and that as a result of his/her signature, this Agreement shall be binding upon that Party for which he/she signs.

21. Laws and Regulations. At all times during this Agreement, the Applicant and all artwork performed under this Agreement must comply with all applicable federal, state, and local laws, rules, codes, orders, constitutions and regulations, including, but not limited to, applicable licensure and certification requirements. This includes not discriminating against any individual in an employment decision, including but not limited to hiring, selection of training, promotion, transfer, recruitment, or rates of pay, because of the individual's race, color, sex, age, religion, national origin, disability, pregnancy, familial status, veteran status, genetic information, sexual orientation, or gender identity.

22. Government Records Access and Management Act. The Agency is a governmental entity that is subject to Utah's Government Records Access and Management Act, Utah Code Ann. §§ 63G-2-101 to -901. Any documents produced or collected under this Agreement may be subject to public access. If the Applicant believes that a document should be protected under Utah Code Ann. §§ 63G-2-305(1) or (2), the Applicant must clearly mark such documents as "Proprietary" or "Confidential" and provide a written claim of business confidentiality to the Agency that complies with Utah Code Ann. § 63G-2-309(1). The Applicant agrees to cooperate with and to supply any requested records to the Agency with any public records request. This obligation will survive any suspension or termination this Agreement.

23. Conflicts of Interest.

- a. Officer or Employee.** The Applicant represents that none of his or her officers or employees are elected officials, officers, employees, volunteers, or agents of the Agency or its affiliates, unless the Applicant has made such disclosure to the Agency prior to execution of this Agreement. The Applicant represents and warrants that none of his or her officers, employees, or immediate family members of his or her officers or employees is or has been an elected official,

officer, employee, volunteer, or agent of the Agency or its affiliates who influences the Agency’s procurement process.

- b. **Gifts.** The Applicant represents and warrants that he or she has not provided any compensation or gift in any form, whether directly or indirectly, to an elected official, officer, employee, volunteer, or agent of the Agency or its affiliates who influences the Agency’s procurement process.

IN WITNESS WHEREOF, the parties have signed this Midvale City Mural Festival Agreement to be effective as of the day and year first above written.

APPLICANT:

Signed: _____
By: _____
Title: _____

THE REDEVELOPMENT AGENCY OF MIDVALE CITY:

Marcus Stevenson
Chief Administrative Officer



MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: May 2, 2023

ITEM TYPE: Action

SUBJECT: Consider Resolution 2023-R-17 Adopting the Midvale City Fiscal Year 2024 Tentative Budget Beginning July 1, 2023 and Ending June 30, 2024.

SUBMITTED BY: Mariah Hill, Administrative Services Director

CITIZEN'S AGENDA: Voting on a resolution to adopt the Midvale City tentative budget for July 1, 2023 to June 30, 2024.

SUMMARY:

The process of adopting the fiscal year 2024 budget requires several steps that you, as a City Council, are required to take to be compliant with state statute. UCA 10-6-111(1) requires the Budget Officer to present a tentative budget for each fund within the City. The budgets must be submitted no later than the first regularly scheduled meeting in May. I will present budgets for each fund on Tuesday, May 2nd on behalf of the Budget Officer (City Manager). At that time, I will brief you on fiscal year 2024 revenue estimates, provide a brief overview of expenditures, and present budget highlights along with any proposed program changes.

UCA 10-6-111(3) further requires the City Council to adopt the tentative budget at this meeting. The Council will then review and amend, if necessary, the budgets prior to their final adoption. As a reminder, the purpose of a tentative budget is to have a working tool from which we can start the formal adoption process. The budget document can be amended prior to final adoption. At the time of final adoption, all budgets must be balanced with expenditures equaling revenues.

PLAN COMPLIANCE: N/A

FISCAL IMPACT:

The tentative budget provides a starting point to discuss the operating budget for Fiscal Year 2024 prior to final approval.

STAFF'S RECOMMENDATION AND MOTION:

Staff recommends approval of Resolution 2023-R-17.

I move that we adopt Resolution 2023-R-17, a budget appropriation resolution adopting the Midvale City Tentative Operating and Capital Budgets for the fiscal year ending June 30, 2024.

Attachments:

Resolution 2023-R-17

FY2024 Tentative Budget Book

**MIDVALE CITY, UTAH
RESOLUTION NO. 2023-R-17**

**A RESOLUTION ADOPTING THE TENTATIVE OPERATING AND CAPITAL
BUDGETS FOR MIDVALE CITY, STATE OF UTAH, FOR THE FISCAL YEAR 2023.**

WHEREAS, State law requires the filing of a tentative budget for each municipality located within the State of Utah; and

WHEREAS, the tentative budget complies with the requirements set out in U.A.C. § 10-6-111; and

WHEREAS, the budget shall be reviewed, considered, and tentatively adopted by the governing body and may be amended or revised in such manner as is considered advisable prior to final adoption.

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

SECTION ONE: That Midvale City, a municipal corporation, hereby adopts the following tentative budgets for the fiscal year beginning July 1, 2023 and ending June 30, 2024:

1. General Fund, Section 10-6-109, UCA
2. Debt Service Fund, Section 10-6-109, UCA
3. Capital Projects Fund, Section 10-6-109, UCA
4. Public Utilities Fund (Water and Sewer), Section 10-6-135, UCA
5. Storm Water Utility Fund, Section 10-6-135, UCA
6. Street Lighting Fund, Section 10-6-135, UCA
7. Sanitation Fund, Section 10-6-135, UCA
8. Telecommunications Fund 10-6-135, UCA
9. Fleet Management Fund, Section 10-6-135, UCA
10. Information Technology Fund, Section 10-6-135, UCA

SECTION TWO: That this Resolution shall become effective immediately upon the passage thereof.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF MIDVALE CITY, STATE
OF UTAH, this 2nd day of May 2023.**

Marcus Stevenson, Mayor

BUDGET OFFICER CERTIFICATION:

ATTEST:

Matt Dahl, Budget Officer

Rori L. Andreason, MMC
Midvale City Recorder

Voting by City Council:	“Aye”	“Nay”
Quinn Sperry	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____



Fiscal Year 2023-2024

Midvale City, Utah

Tentative Budget



July 1, 2023 to June 30, 2024

Midvale City, Utah

Tentative Budget

Fiscal Year 2023-2024

Prepared by:
Midvale City Administration
7505 S Holden St
Midvale, UT 84047-7180



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Introduction



Elected Officials and Leadership Team

Elected Officials



Mayor Marcus Stevenson



Councilmember Quinn Sperry
District 1



Councilmember
Paul Glover
District 2



Councilmember
Heidi Robinson
District 3



Councilmember Bryant Brown
District 4

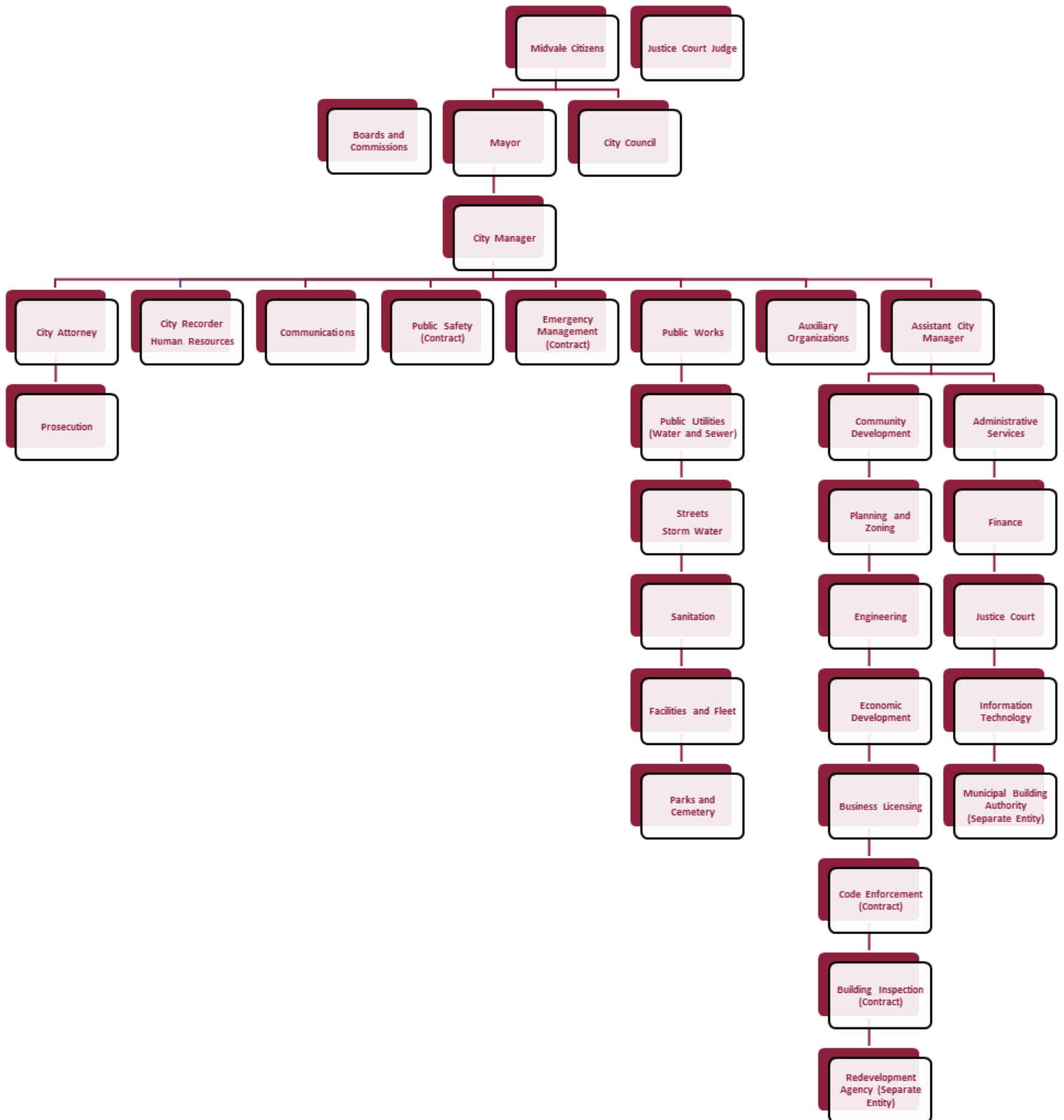


Councilmember Dustin Gettel
District 5

Leadership Team

City Manager	Matt Dahl
Assistant City Manager.....	Nate Rockwood
City Attorney	Garrett Wilcox
City Recorder/HR Director	Rori Andreason
Communications Director.....	Laura Magness
Public Works Director.....	Glen Kennedy
Community Development Director	Adam Olsen
Administrative Services Director	Mariah Hill

Organizational Chart



City Manager's Budget Message



OVERVIEW

The annual budget is a tool that looks to the past, present, and future in order to communicate the values of our city, guide its operations, and allocate resources. The work of preparing the budget is not done in a vacuum, ra-

ther it incorporates a year's worth of data, public input, policy maker priorities, regulatory changes, strategic plans, and other factors in an effort to create policies that balance the aspirations of the community with resource and regulatory limitations. It is with this balance in mind that the Midvale City staff approach the preparation of the annual budget.

The past three years have seen significant economic uncertainty. In light of this uncertainty, Midvale City has prepared its annual budgets with caution by limiting funding requests, assessing and restructuring departmental budgets, and using conservative estimates for revenue growth. This approach, coupled with Midvale's resilient economy, allowed the City to maintain year-to-year stability. However, ongoing inflation and interest rate increases are starting to impact sales tax revenue, which is the single biggest revenue source for the City. The past two years saw double digit annual growth in sales tax, but we anticipate no increase in Fiscal Year 2024. In addition to flat revenue growth, we are still seeing increased expenses associated with aging infrastructure, employee retention, increased demand for services, and inflation. In March 2023, the Consumer Price Index for the Western Region was at 5.1%. As a result of these inflationary pressures, everything from basic services to long-term capital projects have become more expensive to provide. This escalation in prices has also

been reflected in increased fees from our partners that provide sanitation, water, sewer, law enforcement, and other basic services. The most impactful of these increases come from the Unified Police Department, which has estimated that Midvale's service fee will increase by \$531,345. Midvale continues to feel labor market pressure, as the public and private sector compete for talented and experienced staff. While nearly fully staffed, 40% of Midvale's employees have been with the City for three years or less, resulting in ongoing work to train and integrate staff. It is in this environment of slow revenue growth and rising expenses that Midvale City staff developed the Fiscal Year 2024 Budget.

In an effort to balance the aspirations of the community with the unique challenges of Fiscal Year 2024, we have prepared the Budget with the goals of maintaining current service levels, supporting employee retention, planning for long-term capital projects, and adapting to inflationary pressures. Even with these modest goals for the next fiscal year, Midvale City staff has struggled to find the resources to cover the anticipated cost increases in Fiscal Year 2024. Midvale has a tradition of running a lean organization and being fiscally responsible. It is with fiscal responsibility in mind that we have decided to recommend a property tax increase for Fiscal Year 2024. A property tax increase would allow the city to fund the anticipated expenses through on-going revenue and limit the use of one-time funds (e.g., fund balance) for operations, which would exacerbate this year's fiscal challenges, and push them to the future. Additionally, the property tax increase would allow the City to absorb the increases from our partner organizations, especially the Unified Police Department, while limiting the impact on the General Fund's ability to pay for basic services. I believe that as you review the Fiscal Year 2024 Budget, you will find that great effort has gone into ensuring that Midvale City will continue

City Manager's Budget Message

its legacy as a good steward of the public funds, while also meeting the needs of our residents and businesses.

FISCAL YEAR 2024 TENTATIVE BUDGET

I am presenting for your consideration the Midvale City Corporation budgets for Fiscal Year 2024. These budgets will be filed as required by Utah Code Annotated (UCA) Title 10-6-111. This letter, along with the accompanying budget book, will explain and give detail to the City's budgets along with the financial policies used to develop our revenue and expenditure projections for the coming fiscal year. These budgets were put together by Midvale City management and staff using the best information available for on-going and one-time revenues, as well as Fiscal Year 2023 year-end expenditure projections.

GENERAL FUND HIGHLIGHTS

As required by law, the General Fund is balanced and as such, meets the basic service level needs of the community. As we go through each department's budget, staff will provide details on any significant proposed changes in funding or service levels. In light of the uncertainties going into Fiscal Year 2024 and the goals for the budget, Midvale's Senior staff was asked to exercise restraint in their funding requests, especially if the requests expand programs or service level. There were two significant exceptions to this approach, including an increase in employee wages and the addition of a full-time facilities technician.

Midvale City's greatest resource are our highly trained and dedicated employees. They provide the services that our residents and businesses need. Midvale City has taken several steps to work to improve employee retention, and with inflation at 5.1%, the budget includes a proposal for a 5% cost of living increase (COLA) and a 1% merit increase for all em-

ployees. The cost of the COLA and merit increase is \$302,182. The Budget also includes wage adjustments for five employees to ensure that Midvale City remains competitive in the market. These market adjustments will cost \$23,597.

The budget includes a \$96,193 proposal for a full-time facilities technician. \$63,290 will be paid for through the General Fund, with the remainder being paid through other funds. Midvale's fleet and facilities are maintained by a staff of five, including its division manager, mechanic, facilities technician, and two janitors. The proposed position would be expected to assist in vehicle and building maintenance, as well as providing coverage for existing staff during vacations or other absences.

In addition to the funding requests from Midvale City staff, the largest increase was made by the Unified Police Department (UPD), of which Midvale City is a member entity. The annual fee Midvale City pays as a member of UPD covers the cost of operating the Midvale police precinct, as well as a portion of UPD's shared services (e.g., SWAT, VCU, Mental Health Unit, Etc.). The cost of the shared services is spread among the UPD member communities through a contractual formula. For Fiscal Year 2023, UPD's preliminary request is for a \$531,345 increase; this would make the annual member assessment \$12,317,829. Law enforcement is the largest expense in the General Fund; the size of the assessment increases that Midvale has absorbed in Fiscal Years 2022 and 2023, as well as what is proposed for Fiscal Year 2024 has impacted Midvale's ability to expand service levels in other parts of the organization.

In addition to the funding requests, the other significant general fund adjustment that we are proposing will impact revenue. We are proposing a 8.6% property tax increase. This increase would result in approximately a \$18 annual increase in property taxes for an

City Manager's Budget Message

average home in Midvale. A property tax increase would allow the city to fund the anticipated expenses through on-going revenue and limit the use of one-time funds (e.g., fund balance) for operations, which would exacerbate this year's fiscal challenges and push them to the future. Additionally, the property tax increase would allow the City to absorb the increases from our service-providing partners, especially the Unified Police Department, while limiting the impact on the General Fund's ability to pay for basic services.

WATER FUND

Midvale City is committed to the highest level of service for the distribution of clean and safe water to our 36,000 residents. In addition to the basic services provided by the Water Department, Midvale City is in the early stages of implementing the 2021 Water Master Plan. The 2021 Water Master Plan proposed a multi-year program of water system upgrades and expansion, as well as an increase in annual maintenance. The implementation of these projects will be the focus of the Water Department in Fiscal Year 2024. In addition to the cost of implementing the master plan, the Water Fund will also cover an additional \$60,000 in water usage fees from Jordan Valley Water Conservation District

SEWER FUND

In Fiscal Year 2022, Midvale City conducted a fee study to determine how to fund the operations and projects required to maintain the service level provided by the Sewer Fund. Following the completion of the study, Midvale City approved a new fee structure to support progress in completing the requisite projects. With the new resources provided by the rate increase, staff will focus on general sewer line replacement and catching up on deferred maintenance. The largest request this year in the Sewer Fund comes

from South Valley Water Reclamation (SVWR), of which Midvale is a member. A portion of the wastewater generated by Midvale residents and businesses are processed and discharged by SVWR. As a member, Midvale City has responsibility for a portion of the capital expenses for maintaining and expanding SVWR facilities. This year Midvale City received a schedule of capital projects, which included the timing for when funding for the projects will need to be provided. In anticipation of the expenses, Midvale is proposing to allocate \$574,890 to meet our funding requirements.

STORM WATER UTILITY FUND

Midvale's storm water system is antiquated and in need of significant repairs. Maintaining the system in its current condition is inefficient and labor intensive. During Fiscal Year 2024, the Storm Water Fund will undergo a master plan and fee rate analysis with the goal of creating a strategy for upgrading the system and ensuring compliance with all state and federal regulations. No new major expenditures are proposed for Fiscal Year 2024, with the focus of staff being to provide a basic service level and completing the master plan.

STREET LIGHT UTILITY FUND

The Street Light Utility Fund collects street light user fees, which are used to pay debt service on the Series 2013 Bond and street lighting expenses, such as electricity and maintenance. The bonds will be paid off in Fiscal Year 2024.

SANITATION FUND

The Sanitation Fund is anticipated to face significant cost increases related to fee increases from Midvale City's sanitation services providers. ACE Disposal's fee to Midvale City is tied to the December 2022

City Manager's Budget Message

Western Consumer Price Index (CPI), which had a 7.1% increase. This will result in an increase of \$65,231 for waste disposal services. Additionally, the Trans-Jordan Landfill is anticipated to increase their per ton tipping fee by \$2.00 per ton, which is a 10% increase. These contractual fee increases, coupled with other smaller operational increases, would result in a \$70,000 shortfall in the Sanitation fund without a commiserate increase in revenue. Therefore, a 10.6% increase in sanitation fees is proposed to cover this year's increase in cost and to address the 3.5% increase from Fiscal Year 2023 that was funded through fund balance.

TELECOMMUNICATION FUND

This fund was established to cover the UTOPIA/UIA costs and is basically a "pass-through" where funding is transferred from the General Fund to cover debt pledge payments. UIA will have fulfilled its repayment of the City's advance for operations in Fiscal Year 2022. This repayment has allowed the City to maintain a steady level of General Fund subsidies as the UTOPIA debt service pledge increases 2% per year. UIA is anticipated to provide a distribution in Fiscal Year 2024 of \$138,100, which will cover the interest increase and a portion of debt pledge principal, which will free up additional funding for other projects and programs in the General Fund.

INTERNAL SERVICE FUNDS

The City operates a Fleet Fund, where operations and replacement costs are assessed to all City departments that use vehicles. Through this framework, operating funds are available in the Fleet Fund that eliminate the need to lease vehicles or borrow to purchase vehicles, which smooth annual operating budgets. In Fiscal Year 2024, the City proposes to replace two of its vehicles and four pieces of equipment.

The City also has an Information Technology Internal Service Fund. Departments contribute annually for maintenance of computers and for the replacement of hardware at the end of its useful life. The Information Technology Internal Service Fund also covers the cost of cyber security and the maintenance of the core technology infrastructure of the city. In addressing its basic service of supporting the replacement of hardware and software, the Information Technology Internal Service fund is requesting \$59,600 and \$57,199 respectively.

CAPITAL IMPROVEMENT PROJECT FUND (CIP)

The following projects are recommended for this year's Capital Improvement Program:

Pavement Management	\$840,000
Sikewalk, Curb, and Gutter Replacement	\$210,000
Regional Transportation Project	\$500,000
Salt Lake Canal Bridge	\$115,090
Facility Maintenance Fund	\$95,425
Recreation Center Seed Money	\$200,000
General Plan/Ordinance Update	\$150,000
TOTAL	\$2,110,515

Many of the proposals are partial funding requests, with the expectation of additional funding requests in future years.

City Manager's Budget Message

MUNICIPAL BUILDING AUTHORITY (MBA)

The City's Municipal Building Authority (MBA) issued bonds in 2012 to build the new City Hall and Justice Court, and fund the city-wide street lighting project, along with park improvements. The main function of the MBA is to collect rent payments from the General Fund and Street Lighting Fund to service the debt.

In addition, the MBA owns the Midvale Boys and Girls Club and the Head Start buildings, and collects rent revenue of \$94,300 per year, which helps to offset the cost of debt service. The total budget for the MBA this year is \$676,032, a decrease of \$5,237.

DEBT SERVICE FUND

The Debt Service Fund was created in Fiscal Year 2022. This fund is used to account for the debt service payments of all City debt, excluding Enterprise Fund debt. These debt service payments were previously accounted for in the General Fund. During Fiscal Year 2021, the City issued a State Infrastructure Bank (SIB) loan for the CHG parking structure project. Loan payments received from the developer will be used to make debt service payments to the State of Utah. In fiscal year 2022, the City Issued a SIB loan for a parking structure at the new Zions Bank building in the Jordan Bluffs Project Area. Loan payments will be paid by tax increments generated by the Zions Bank development.

RECOMMENDED FISCAL YEAR 2024 TENTATIVE BUDGETS

General Fund	\$25,329,207
Debt Service Fund	\$1,829,187
Capital Projects Fund	2110515
Water Fund	\$11,994,187
Sewer Fund	4034932
Storm Water Fund	\$2,266,726

Street Lighting Fund	\$379,555
Sanitation Fund	\$1,509,005
Telecommunications Fund	\$982,399
TOTAL	\$50,435,713

PUBLIC HEARING

A public hearing for the Fiscal Year 2024 Tentative Budget will be held on June 6, 2023, at 7:00pm. I appreciate the thoughtful considerations you've shown throughout the process that have contributed to the development of the budget. I look forward to working with you to finalize the budget and set the priorities for Fiscal Year 2024. Through your leadership and the hard work of our staff, I know this next year will be great for our community. I, the Assistant City Manager, and Administrative Service Director are available to discuss any concerns or input you may have.

Thank you for your support.

Sincerely,



Matt Dahl
City Manager

Budget and Financial Overview



Budget Process

OVERVIEW

Midvale City's budget process complies with the Utah Fiscal Procedures Act. The City seeks to maintain budgetary control by monitoring monthly revenues and expenditures, and by holding each department responsible for costs incurred within budgeted limits. Financial information and reports are provided to the City Manager, department heads, department directors, department managers, and other City staff to assist them in monitoring expenditures and keeping expenditures within approved limits. In addition, the City Council is provided a monthly budget versus actual report. Transactions are uploaded to the state of Utah's transparency website quarterly as prescribed by state law. The fiscal year 2023-2024 budget was developed in compliance with state law and will be approved by the City Council after a public hearing is held. The adopted fiscal year 2023-2024 budget for each division, department, and fund includes actual expenditures for the past two years, the current year's anticipated revenues and expenditures, and the adopted budget for the upcoming fiscal year. The Fiscal Year 2023-2024 Tentative Budget was created after thoroughly reviewing policy issues related to the budget and proposals to assist the City in achieving program objectives for the upcoming year. The budget process is intended to provide an opportunity for public participation and full disclosure to the residents of Midvale City as to the intent of the City Council in funding the City's various programs and services.

BASIS OF BUDGETING

The City's proprietary funds (enterprise and internal service) are budgeted on a modified accrual basis, but reported in the City's Comprehensive Annual Financial Report (or basic financial statements) on a full accrual basis. On a modified accrual basis, revenues are recognized when susceptible to accrual

(measurable and available). "Measurable" means the amount of the transaction can be determined, and "available" means the amount is collectible within the current period or soon enough thereafter to be used to pay the liabilities for the current period. In a full accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. The City's internal monthly reporting for these funds is done on a modified accrual basis, with year-end adjustments to present statements on a full accrual basis for the CAFR (or basic financial statements). The major year-end adjustments include: Capitalizing fixed assets purchased during the year, reversing principal debt payments, recording depreciation, and recording developer contributions (donated infrastructure).

Fund Type	Accounting Basis	Budgeting Basis
General Fund	Modified Accrual	Modified Accrual
Special Revenue Funds	Modified Accrual	Modified Accrual
Capital Project Fund	Modified Accrual	Modified Accrual
Proprietary Funds	Full Accrual	Modified Accrual

BUDGET AMENDMENTS

Budget amendments are made only with the approval of the City Council upon recommendation by the Budget Officer (City Manager). Financial controls are intended to be a resource for effective financial management, rather than a barrier to achieving results that are consistent with the City's overall mission. At the same time, the City must comply with the Utah Fiscal Procedures Act and may not expend monies

Budget Process

in excess of those authorized by the City Council. The City Council has authority to transfer budget appropriations between individual departments of any budgetary fund. The Budget Officer (City Manager) has authority to transfer budget appropriations between line items within any department of any budgetary fund. Budgets may be amended throughout the fiscal year. The City Council may amend the budget after holding a public hearing, giving residents at least seven days notice. A copy of the proposed budget amendment shall be made available to residents for their review ten days before the public hearing.

BUDGET TIMELINE

The following are the procedures and timeline followed by the City in the budget process:

January February	Revenue projections for all funds are made after reviewing current budget year revenue collection trends, state of Utah revenue projections, and consultation with the Administrative Services Director, City Manager, and Department Heads.
February	Department Heads submit proposed budget requests to the Administrative Services Director.
February March	The City Manager, Assistant City Manager, and Administrative Services Director meet with each Department Head to review their proposed budgets and projects.
March or April	A retreat is held with the Mayor, City Council, City Manager, Assistant City Manager, Department Heads, and other key staff to outline priorities, goals, and initiatives for the upcoming budget year.

May

During the first City Council meeting in May, a tentative budget is presented to the City Council. The budget document includes the proposed amounts to be spent for operating needs of each department as well as capital needs for all fund types.

June-August

Assuming a property tax increase is not being proposed, on or before June 30, a balanced budget is adopted for the fiscal year beginning July 1 after a public hearing is held to receive input from the residents of Midvale City on all aspects of the proposed budget. The hearing is advertised in a local newspaper at least seven days before it is held, and budget documents are available for inspection at least ten days prior to the public hearing. In addition, the City Council adopts the Certified Tax Rate by June 22nd to be used by the City for property tax (assuming no proposed property tax increase).

If a property tax increase is being proposed, the City will adopt a proposed tax rate by June 22nd. The County Auditor must be notified of the tax increase proposal. Working with the County Auditor, the City will publish multiple advertisements regarding the proposed tax increase. Before September 1st, the City shall adopt a budget and property tax rate, and file a copy with the State Auditor's Office.

July-June

Budgetary control is maintained at the department level after the budget is approved by the City Council. The Budget Officer (City Manager) has the authority to transfer budget appropriations between individual line items within any department of any budgetary fund. All other amendments must be approved by the City Council after a public hearing.

Full-Time Equivalent Summary

Budgeted FTE Equivalent by Fiscal Year				
	FY2021	FY2022	FY2023	Tentative FY2024
General Fund				
General Government				
Mayor/City Council*	3.00	3.00	3.00	3.00
Administration	3.00	3.50	3.50	4.50
Communications	1.00	1.00	1.00	1.00
Human Resources	1.00	1.00	1.00	1.00
City Recorder	2.00	2.00	2.00	2.00
Comm/Intergov Relations	1.00	1.00	1.00	0.75
City Attorney	3.00	3.00	4.00	4.00
Total General Government	14.00	14.50	15.50	16.25
Administrative Services				
Administrative Services Admin	1.00	1.00	1.00	1.00
Finance	4.35	4.35	4.35	4.35
Court	8.72	8.72	8.72	8.72
Information Technology	3.60	3.60	4.30	4.30
Total Administrative Services	17.67	17.67	18.37	18.37
Public Works				
PW Admin	1.85	2.40	2.40	2.40
Streets	5.45	5.45	5.45	5.45
Facilities	3.70	3.70	3.70	4.70
Parks & Cemetery	3.55	3.00	3.50	4.00
Total Public Works	14.55	14.55	15.05	16.55
Community Development				
Community Development Admin	6.00	5.50	5.50	4.50
Planning	3.00	3.00	3.00	3.00
Engineering	1.45	1.45	0.75	0.75
Building Inspections	0.00	0.00	0.00	0.60
Total Community Development	10.45	9.95	9.25	8.85
Total General Fund	56.67	56.67	58.17	60.02
Redevelopment Agency Operations	4.00	3.50	4.00	4.00
Enterprise Funds				
Water	12.10	12.10	12.10	10.6
Sewer	6.35	6.35	6.35	7.25
Storm Water	8.40	8.45	8.45	8.45
Street Lighting	0.15	0.15	0.15	0.15
Sanitation	0.20	0.15	0.15	0.15
Total Enterprise Funds	27.20	27.20	27.20	26.60
Internal Service Funds				
Fleet	1.45	1.45	1.45	1.45
Information Technology	0.40	0.40	0.40	0.40
Total Internal Service Funds	1.85	1.85	1.85	1.85
TOTAL CITY-WIDE FULL-TIME EQUIVALENT	89.72	89.22	91.22	92.47
FULL-TIME EQUIVALENT PER 1,000 RESIDENTS	2.67	2.61	2.53	2.57

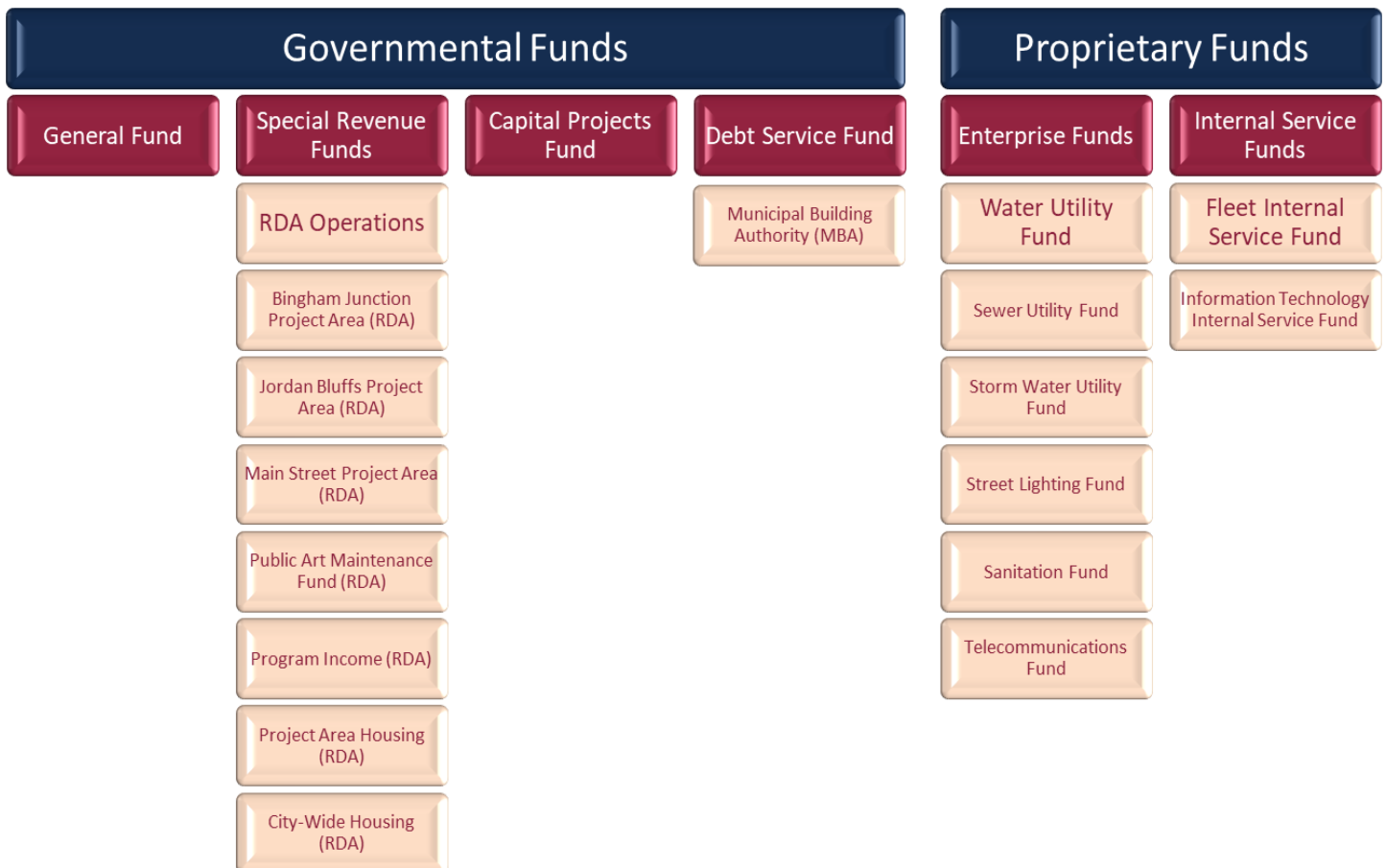
*The Mayor and City Council's compensation is not dependent on number of hours worked.

Therefore, each Mayor and City Council member has been counted as 0.5 FTE on this schedule.

Financial Structure

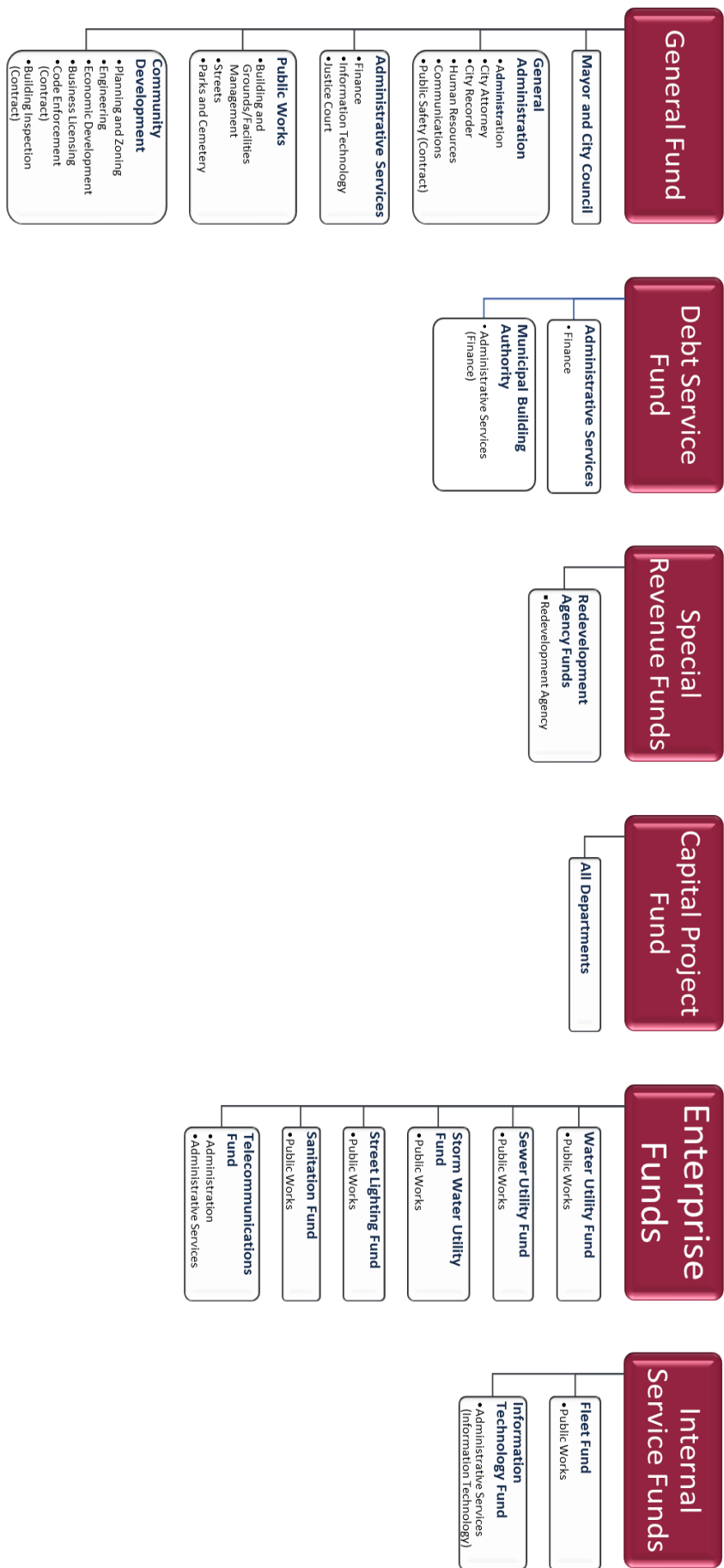
The City's departments are organized groups with similar functions or programs to manage operations more efficiently. The City's financial structure is organized into various funds within departments used for accounting and reporting. This provides a framework for the budget that is easier to understand. The majority of this document is organized by department to provide budgetary information.

The following is a graphical representation of the funds subject to appropriation that make up the City's financial structure:



On the following page is a chart showing the relationship between funds and operational departments. Departments are further broken down into divisions in the General Fund:

Fund and Operational Department Relationship



Fund Types and Descriptions

GOVERNMENTAL FUNDS

Major Funds

General Fund—Used to account for resources traditionally associated with a government which are not required legally or by sound financial management to be accounted for in another fund.

Capital Projects Fund—Used to account for the construction of capital projects of the City. Grants, bond proceeds, transfers from other funds, and interest earnings are the principal sources of funding.

Redevelopment Agency (RDA) Funds—The RDA funds are used to account for the activities of the Redevelopment Agency. The RDA was established to prepare and carry out plans to improve, rehabilitate, and redevelop blighted areas within the City. Although a legally separate entity, the RDA is reported in the financial statements and budget document as if it were part of the primary government due to the control the City has over the Agency. For budgeting purposes, each redevelopment agency fund is budgeted separately, but rolled together for financial reporting purposes. The City has the following Redevelopment Agency funds:

- RDA Operations Fund
- Bingham Junction Project Area Fund
- Jordan Bluffs Project Area Fund
- Main Street Project Area Fund
- City-Wide Housing Fund

Municipal Building Authority (MBA) - Used to account for the activities of financing and constructing municipal buildings that are then leased to the City. The MBA is governed by a five-member board of trustees comprised of the City Council. Although it is a legally separate entity of the City, the MBA is reported as if it were part of the primary government because of the

City's ability to impose its will upon the operations of the MBA.

PROPRIETARY FUNDS

Major Funds

Water Utility Fund—Accounts for the activities of the City's water distribution system.

Sewer Utility Fund—Accounts for the construction, maintenance, and operations of the City's sewer system.

Storm Water Utility Fund—Accounts for the construction, maintenance, and operations of the City's sewer system.

Nonmajor Funds

Street Lighting Fund—Accounts for the activities of the City's street lighting services.

Sanitation Fund—Accounts for the activities of the City's sanitation collection operations.

Telecommunications Fund—Accounts for the activities of the City's UTOPIA operations.

Internal Service Funds

Fleet Fund—The Fleet Fund accounts for the acquisition and maintenance of the City's vehicle fleet.

Information Technology Fund—This fund accounts for the acquisition and maintenance of the City's information technology.

Debt Service Fund

Accounts for debt principal and interest payments for general obligations not tied to the RDA, MBA, or Enterprise funds.

PURPOSE

The purpose of Financial Policies is to set forth parameters and guidelines for prudent fiscal operational practices and management. These policies were developed by Midvale's Department of Administrative Services with assistance from the Government Finance Officers Association publication "Financial Policies" by Shayne C. Kavanaugh and the City's Financial Advisor, Lewis Young Robertson & Burningham. These policies have been approved by executive management, and formally adopted by resolution by the Midvale City Council.

FORMAL ADOPTION OF FINANCIAL POLICIES

These Midvale City Financial Policies were adopted by a resolution of the Midvale City Council (2018-R-43) on October 16, 2018.

GENERAL FUND RESERVE POLICIES

Purpose

- Comply with Utah state law.
- Plan for contingencies.
- Maintain good standing with rating agencies.
- Avoid interest expense.
- Generate investment income.
- Ensure cash availability when revenue is unavailable.
- Create a better working relationship between the governing board and staff.

Utah Code § 10-6-116 requires that municipalities maintain a fund balance between five and twenty five percent of the estimated general fund revenues. Midvale City will maintain a General Fund fund balance (reserve) of fifteen percent of budgeted general fund revenues. The reserve may be used at the discretion of the City Council for temporary shortfalls, or if the Mayor declares a state of disaster. Once used, the reserve should be replenished in a timely manner.

Unassigned general fund balance in excess of fifteen percent may be used for one-time purchases.

RESERVE POLICIES IN OTHER FUNDS

Purpose

- Provide working capital
- Support continuity of operations
- Maintain a stable fee structure
- Provide capital replacement funds
- Maintain good standing with rating agencies
- Create a better working relationship between the governing board and staff

Capital Projects Fund

This fund is used to track spending on major capital projects, therefore; there is no need to maintain a budgetary cushion.

Internal Service Funds (Fleet, IT)

The purpose of the Fleet and IT Internal Service Funds is to accumulate resources to replace vehicles and computer equipment according to assigned replacement schedules and to recover the operating costs of both funds. City funds are charged replacement costs pro rata over the life of the vehicle or computer equipment based upon estimated replacement cost less estimated sales proceeds. Internal Service Funds recover operations costs in the year they are incurred by charging City funds their pro rata share of the operations costs. Interest earned on investment of reserves is used to offset the cost of annual operations. Fund balance for Internal Service Funds represent resources collected from City funds to be used for future purchases of vehicles and computer equipment. Reserves for future operations costs are not needed because operations costs are funded in the year they are incurred.

Enterprise Funds (Public Utilities, Storm Water Utility, Sanitation, Street Lighting, Telecommunications)

Midvale City will strive to maintain working capital (current assets less current liabilities) of no less than 60 days worth of annual operating expenses for the Sanitation, Street Lighting and Telecommunications Funds, and no less than 180 days worth of annual operating expenses for the Public Utilities and Storm Water Utility Funds.

In an effort to maintain adequate reserves, the City shall conduct an analysis of its utility rates on an annual basis. Rate increases, if needed, shall be proposed to City Council during the annual budgeting process.

In order to substantiate the value of Accounts Receivable in the enterprise funds, the City will enforce aggressive collection practices, including termination of service for accounts 60 days past due.

The minimum working capital reserve may be used at the discretion of the City Council for temporary shortfalls or to downsize operations. Once used, the reserve should be replenished in a timely manner. Excess working capital may be used for capital improvements or for one-time purchases.

Other Funds

Adequate reserves will be considered.

REVENUE POLICIES

Purpose

- Ensure sufficient and stable revenues in order to consistently produce desired programs and services.
- Develop and maintain revenue sources that are fair and consistent.

Midvale City strives to achieve diversification and stabilization of the revenue base. While recognizing that property taxes are the most stable, the City will not

increase property taxes when other revenues such as sales tax and franchise fees are adequately funding operations.

The City will not use one-time revenues towards on-going expenditures. User fees will be charged to obtain cost recovery for regulatory services such as building permits, plan checks, and business licensing. Administrative fees will be charged by the General Fund to the Enterprise Funds in order to recapture direct and indirect costs which benefit all funds. These fees will be reviewed annually in association with the budget process. A municipal fee schedule shall be reviewed and adopted by the City Council annually in conjunction with the operating and capital budgets.

Before applying for and accepting intergovernmental aid, the City will assess the merits of a particular program as if it were funded with local tax dollars. Local tax dollars will not be used to make up for losses of intergovernmental aid without first reviewing the program and its merits as a budgetary increment.

A conservative approach will be used to forecast revenues. However, when such an approach leads to considerations of raising taxes or cutting services, a more objective approach will be analyzed in order to avoid unpopular budget-balancing measures that later prove unnecessary.

Multi-year forecasts will be prepared and presented to the Council annually as part of the budget process.

EXPENDITURE POLICIES

Purpose

- Ensure that public funds are spent with integrity, directness, and transparency.
- Ensure that expenditures are directed to services that citizens prefer.

Ongoing expenditures will not expand beyond the City's ability to pay for them with current revenues. When practical, resources should be used for preventive investments that can be made to avoid even larger costs in the future.

Funding for new programs and services should be limited to the extent that they can be reasonably funded over the near-to-long term given the current revenue stream. Increasing efficiencies and effectiveness of the delivery of City services through process review, technology improvements, or outsourcing must be considered before adding permanent staff.

Staff shall prepare an analysis of costs borne by the General Fund which benefit other funds, most importantly, enterprise funds. Enterprise Funds will reimburse the General Fund for these costs through administrative fees, which are appropriated as part of the budget each year.

Efforts will be made to maintain compensation packages that are sufficient to attract and retain quality employees. Salary range structures shall be evaluated periodically to determine the relative competitiveness of the pay structure to the job market. The midpoint of the salary range is the market value against which the City will assess its pay plan relative to the job market. If the midpoint of the City's salary range is more than five percent below market for any given position, the grade of that particular position shall be adjusted upward. The City's pay plan shall be reviewed and adopted annually by the City Council in conjunction with the annual budget. Staffing shall not exceed the authorized level, and all new positions must be approved by City Council before they are filled.

OPERATING BUDGET POLICIES

Purpose

- Acknowledge that the operating budget is among

the most important public documents produced by the City.

- Ensure the budget sets forth the City's taxing and spending direction.
- Establish policies that allow leeway for the inevitable give-and-take of politics.

Midvale will adopt an annual operating budget for all funds. Budgets are prepared on a cash basis. Under the cash basis, capital expenditures and the redemption of bonds are recorded as expenditures. Depreciation and amortization costs are not budgeted since these costs are non-cash transactions.

Budget policies define the broad guidelines under which the budget process will operate. Staff is then responsible for designing a process that conforms to the policies.

Because the City's budget is a spending plan, and because circumstances change throughout the fiscal year, staff may propose budget adjustments for any or all funds throughout the year. Those adjustments require discussion and adoption by the City Council to become effective. The City Administrator has authority to reallocate line items within a department budget, but any inter-departmental budget adjustments must be approved by the City Council. Grants, additional personnel, new programs, etc. must be appropriated by the City Council.

The City Administrator, after meeting with all City departments, will present a balanced budget to the Mayor and City Council in May of each year. This document will serve as a working tool for the City Council in developing their operating budget.

Consistent with Utah Code § 10-6-111, a tentative budget will be prepared and filed with the City's elected officials on or before the first regularly scheduled meeting of the governing body in May of the current period. The tentative budget will be

reviewed and discussed in City Council meetings throughout May and June.

A public hearing will be held in May to adopt the tentative budget. An additional public hearing will be held prior to the adoption of the final budget. Citizen participation and comment is encouraged.

Consistent with Utah Code § 10-6-118, the City Council will adopt a final budget before June 22 of each fiscal period, or, in the case of a property tax increase, before August 17 of the year for which a property tax increase is proposed. The City Council will adopt its certified property tax rate on the same date as the final budget is adopted.

CAPITAL ASSET MANAGEMENT POLICIES

Purpose

- Recognize the major impact capital projects have on the quality of local government services, the community's economic vitality, and the overall quality of life for citizens.
- Stimulate informed debate and to help leaders make optimal choices.
- The City will develop and maintain a Capital Improvement Plan which includes a realistic project timing and scope, and operating budget impacts.
- Appropriations for capital projects are for the period of construction or acquisition, and do not lapse at the end of the fiscal year. Funds remaining in the project budget after its completion may be appropriated for other capital projects or revert to the General Fund.

Appropriate ongoing funding for maintenance is a high priority. Deferring maintenance or asset replacement has the potential for reducing a government's ability to provide services and/or threatening public health, safety and overall quality of life. In addition, as the physical condition of an asset declines, deferring maintenance and/or replacement may increase

long-term costs and liabilities.

The City has established an Internal Service Fund for the purpose of accumulating resources to replace vehicles according to a replacement schedule established by the Fleet Manager, and to recover fleet operating costs from appropriate funds. The City has also established an Internal Service Fund for the purpose of accumulating resources to replace computer equipment according to a replacement schedule established by the Information Technology Manager, and to recover IT operating costs from appropriate funds. Department managers/heads shall exercise supervision of all inventories of tangible City property within the control of or assigned to their departments, this includes ensuring all City assets are safeguarded and kept in good working condition. All City property located in warehouse(s) or storage areas shall be inventoried annually, and accountability for the property shall reside with the respective department manager/head.

LONG-TERM FINANCIAL PLANNING POLICIES

Purpose

- Assist the government in providing stable tax and service levels to the community over a multi-year period.
- Uncover minor problems which, left unresolved, could require dramatic action later.
- Demonstrate a sound commitment to sound financial management and a willingness to control spending.

Each year, staff shall develop a forecast of operating expenditures and revenue for the next five years. The presentation and discussion of the forecast and resulting long-term financial plan will be an integral part of the annual budget process.

Midvale City will address imbalances in future revenues and expenditures in establishing property tax rates.

DEBT POLICIES

Purpose

- Ensure that debt is used wisely and that future financial flexibility remains relatively unconstrained.
- Establish criteria for the issuance of debt obligations so that acceptable levels of indebtedness are maintained.
- Transmit the message to investors and rating agencies that the City is committed to sound financial management.
- Provide consistency and continuity to public policy development.

The City may use debt to help distribute the payments for a capital asset over its useful life so that benefits more closely match costs. The City may also use pay-as-you-go financing, in that it helps to keep the City's debt burden down. As there are merits to both methods of financing, Midvale may use a combination of debt and pay-as-you-go to finance capital assets.

Using long-term debt for operations is discouraged.. Issuing debt with a longer amortization period than the life of the asset it is financing is prohibited.

Debt service as a percent of general expenditures of the General Fund shall not exceed fifteen percent. Capitalization of interest, the practice of using bond proceeds to pay the interest due on debt during the construction period of an asset, is generally acceptable.

Long-term financing must comply with federal, state, and local legal requirements. The City will consider debt issuance (rather than paying cash) when interest rates are low. The City might use its debt capacity to

acquire capital assets for a lower total cost when construction costs are increasing or are very low.

The City shall engage the following outside professionals to assist with bond sales, as bond sales are not a routine activity for most local governments:

- Financial Advisor
- Bond Counsel
- Underwriter
- Paying agent/Registrar

Bond proceeds will be invested in accordance with the City's general investment policy. Staff must take steps to minimize arbitrage liability on bond proceeds in order to avoid penalties. Refunding bonds will be considered when there is an interest rate savings, a change in anticipated revenues, or when the City Council desires a change in the provisions of a bond covenant. Midvale City shall comply with all ongoing disclosure conditions and shall file such required documents in a timely manner.

Interfund loans are contemplated for short-term use only. Any transfers between funds where reimbursement is not expected within one fiscal year shall not be recorded as interfund borrowings; they shall be recorded as interfund operating transfers.

INVESTMENT POLICIES

Purpose

- Maximize interest income while preserving principal and maintaining sufficient liquidity to meet expenditure obligations.

Midvale City shall comply with the state of Utah's "Money Management Act". Unless approved by the City Administrator, all funds will be invested with the Utah State Treasurer's Public Treasurers Investment Fund.

The pooling of funds is authorized, and interest earnings will be credited to the source of the invested funds at the end of each month based on the average daily cash balances during the month.

Appropriate separation of duties is required; in no circumstance can the same individual prepare the deposit, take the deposit to the bank, and/or reconcile the bank statement to the books.

ACCOUNTING, AUDITING, AND FINANCIAL REPORTING POLICIES

Purpose

- Set the tone at the top for how the City will account for its financial resources and be accountable for making financial information available to the public.
- Satisfy external financial reporting requirements as well as meet the City's managerial needs.

Midvale City has established an Audit Committee to serve as a practical means for the City to provide independent review and oversight of the government's financial reporting processes, framework of internal control, and independent auditors. The Audit Committee shall report to the City Council at least annually.

Accounting records will be maintained in accordance with state and federal law and regulations. Midvale adopts the Government Finance Officers Association recommendation that governments use a multi-year audit contract for a period of no less than five years.

Annual financial reporting in compliance with generally accepted accounting principles (GAAP) is required. Monthly revenue and expenditure reports for each fund shall be presented to the City Council. A listing of checks issued shall be supplied to the City Council monthly.

Midvale City will strive for transparency and shall

comply with all state records transparency requirements. Capital assets are defined as assets costing at least \$5,000 with an expected useful life in excess of one year. Sensitive non-capitalized items such as computers shall be inventoried and controlled.

INTERNAL CONTROL AND RISK MANAGEMENT POLICIES

Purpose

- Protect assets in order to ensure continuity of service.
- Maintain a safe work and service environment.
- Ensure the efficiency of risk management activities.

The City shall work closely with its insurer to accomplish goals stated above and to minimize the cost of risk management activities.

The Human Resources Director shall be designated as the Risk Manager. Senior Staff shall serve as the risk management committee. Meetings shall be held quarterly to review insurance claims and reported incidents.

Employees will be provided with the official Midvale City Policies and Procedures Manual regarding employment, and shall file an acknowledgment of receipt and understanding of the manual with the Human Resources department annually.

City employees and councilmembers are required to report conflicts of interest and to refrain from participating in or deliberating on any matters regarding such interest. Sexual Harassment training shall be conducted annually for all employees.

The City shall appoint an Emergency Operations Manager who is responsible for maintaining the City's Emergency Management Plan.

Internal Controls shall be developed to:

- Segregate duties
- Provide security over assets and records
- Ensure periodic reconciliation and verification
- Assure proper authorization

LOCAL ECONOMIC DEVELOPMENT FINANCE POLICIES

Purpose

- Improve local economic conditions through direct and indirect intervention

Midvale City's Redevelopment Agency may use tax increment financing to improve designated project areas within the City. Midvale City will strive to attract businesses that pay a salary equal to or above the average wage level for Midvale, and businesses that provide healthcare and retirement benefits to their employees.

Although some taxing entities within Midvale City boundaries may charge impact fees, Midvale City itself does not charge impact fees. The City employs an Economic Development Director who is charged with attracting new businesses to the City, as well as serving as a liaison between the private sector (in many cases, the developer) and City staff.

PROCUREMENT POLICIES

Purpose

- Ensure that the procurement process is fair.
- Ensure good stewardship over public funds.
- Help clarify the goals of the purchasing system.

The City will strive to consider full lifecycle costs of a good or service rather than simply accepting the lowest initial purchase price.

Quality should be an integral evaluation component when reviewing vendor proposals. Purchasing decisions will be based on best value, not lowest cost.

Procurements will be conducted fairly and the process and results will be open to the public. Training on Midvale's purchasing ordinance will be provided to City staff on a regular basis, at least once every two years.

Midvale City staff and elected officials shall comply with Midvale Municipal Code § 3.02 regarding procurement. Important purchasing thresholds for expenditures for supplies, services or construction are described below:

- Expenditures of twenty-five thousand dollars or more shall be made pursuant to the formal bidding procedures set forth in Midvale Municipal Code § 3.02.110. An expenditure of twenty-five thousand dollars or more must be approved by the City Administrator. Any expenditure of one hundred thousand dollars or more must be approved by the City Council.
- Expenditures for three thousand dollars or more, but less than twenty-five thousand dollars, shall be made pursuant to the informal bidding procedures set forth in Midvale Municipal Code § 3.02.100.
- The following expenditures of the City shall be referred to as "exempt expenditures" and may be made without formal or informal bidding procedures, but should be made with as much competition as practicable under the circumstances.
 - ⇒ *Minor.* Any expenditure amounting to less than three thousand dollars.
 - ⇒ *Sole Source.* Any expenditure for goods or services which are clearly by their nature not reasonably adapted to award by competitive bidding. Sole source procurements must be approved the City's Purchasing Committee.

- ⇒ *Emergency*. See Midvale Municipal Code § 3.02.070 for procedures to follow.
- ⇒ *State Bidding*. Any expenditure for which competitive bidding or price negotiation has already occurred on the state level.
- ⇒ *Interlocal Cooperation*. Any expenditure made in conjunction with an agreement approved by resolution of the City Council between the City and another city or governmental entity.
- ⇒ *Professional Services*. Any expenditure for professional services which by their nature are not reasonably adapted to award by competitive bidding. Such expenditures shall be awarded at the discretion of the City Administrator based on the recommendation of the department head. If the City Administrator determines that competitive bidding for certain professional services would benefit the City, the procedures set forth in Midvale Municipal Code § 3.02.130, Request for proposals (professional services), must be followed.
- ⇒ *Special Sale*. Any expenditure made in conjunction with any public auction, closeout sale, bankruptcy sale or other similar sale when the procurement officer determines in writing that such purchase may be made at a cost below the market cost for the same or similar goods and such determination is reviewed and approved by the City Council.
- ⇒ *Exchanges*. Any exchange of supplies, materials, property, or equipment between the City and any other public or private party made by mutual agreement of the respective parties.
- ⇒ *Utah Correctional Industries*. Supplies, services, or construction produced by Utah Correctional Industries may be purchased without seeking competitive quotes or bids.

The Mayor is the only individual with authority to bind the City. The Mayor's signature is required on all City contracts.

General Fund Budgets



General Fund Summary

General Fund Summary

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Taxes	14,887,228	16,553,308	16,599,930	16,894,566	294,636	1.8%
Licenses and Permits	986,962	711,320	855,000	830,000	(25,000)	-2.9%
Intergovernmental Revenue	4,848,583	2,801,843	3,233,694	3,851,802	618,108	19.1%
Charges for Services	2,224,918	2,138,921	2,240,037	2,373,861	133,824	6.0%
Fines and Forfeitures	690,503	830,411	888,000	847,000	(41,000)	-4.6%
Miscellaneous Revenue	143,561	18,065	31,136	172,978	141,842	455.6%
Use of Fund Balance	-	-	1,743,131	359,000	(1,384,131)	-79.4%
TOTAL REVENUES	\$ 23,781,755	\$ 23,053,868	\$ 25,590,928	\$ 25,329,207	\$ (261,721)	-1.0%
Expenditures:						
Mayor and City Council	399,418	334,117	370,824	378,439	7,615	2.1%
Administration	550,738	634,386	715,510	1,027,780	312,270	43.6%
Non-Departmental	652,171	123,564	172,181	158,097	(14,084)	-8.2%
Community & Intergovernmental Relations	481,686	227,996	261,317	234,213	(27,104)	-10.4%
Public Safety	9,306,093	10,322,678	11,720,777	12,460,911	740,134	6.3%
City Attorney	693,053	626,333	820,935	874,208	53,273	6.5%
Communications	186,821	176,574	297,321	220,818	(76,503)	-25.7%
Harvest days	8,373	78,360	96,000	91,000	(5,000)	-5.2%
Human Resources	160,164	124,608	142,200	131,853	(10,347)	-7.3%
Employee services	38,050	34,357	82,700	53,300	(29,400)	-35.6%
City Recorder	295,284	338,531	349,876	376,711	26,835	7.7%
Administrative Services	\$ 12,771,851	\$ 13,021,504	\$ 15,029,641	\$ 16,007,329	\$ 977,688	6.5%
Administrative Services	152,706	165,748	201,257	208,677	7,420	3.7%
Finance	394,617	459,282	533,119	550,660	17,541	3.3%
Justice Court	705,851	769,646	1,079,034	1,077,909	(1,125)	-0.1%
Information Technology	686,146	739,297	904,609	921,651	17,042	1.9%
Total Administrative Services	\$ 1,939,320	\$ 2,133,973	\$ 2,718,019	\$ 2,758,897	\$ 40,878	1.5%
Public Works						
Public Works Administration	186,484	309,183	341,195	362,555	21,360	6.3%
Facilities	640,219	642,994	823,333	849,418	26,085	3.2%
Streets	1,013,819	892,581	1,002,523	1,025,021	22,498	2.2%
Parks	534,975	488,753	753,301	850,911	97,610	13.0%
Total Public Works	\$ 2,375,497	\$ 2,333,511	\$ 2,920,352	\$ 3,087,905	\$ 167,553	5.7%
Community Development						
Community Development Admin	723,866	700,961	843,127	645,514	(197,613)	-23.4%
Engineering	220,744	170,427	211,555	181,615	(29,940)	-14.2%
Planning	338,147	396,705	462,642	447,149	(15,493)	-3.3%
Code Enforcement	3,216	-	4,901	2,061	(2,840)	-57.9%
Building Inspection	359,276	211,760	344,546	349,713	5,167	1.5%
Total Community Development	1,645,249	1,479,853	1,866,771	1,626,052	(240,719)	-12.9%
Transfers Out	1,376,487	3,225,993	3,056,145	1,849,024	(1,207,121)	-39.5%
TOTAL EXPENDITURES	\$ 20,108,404	\$ 22,194,834	\$ 25,590,928	\$ 25,329,207	\$ (261,721)	-1.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	\$ 3,673,351	\$ 859,034	\$ -	\$ (0)	\$ (0)	0.0%

General Fund Financing Sources

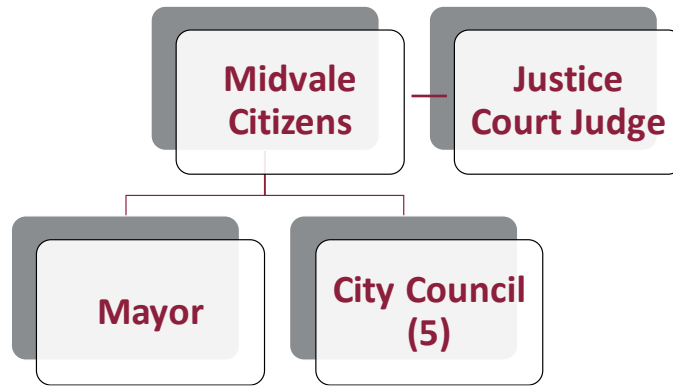
General Fund Financing Sources

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Taxes:						
Property tax	2,550,082	2,661,325	2,917,185	3,211,821	294,636	10.1%
Delinquent/surplus prop tax	45,338	55,783	45,000	35,000	(10,000)	-22.2%
Sales tax	9,568,105	11,036,201	10,716,277	10,716,277	-	0.0%
Franchise tax	2,118,393	2,062,780	2,242,945	2,242,945	-	0.0%
Telecommunications tax	183,177	190,229	168,523	168,523	-	0.0%
Transient room tax	132,316	217,639	190,000	190,000	-	0.0%
Motor vehicle in lieu of	289,817	329,351	320,000	330,000	10,000	3.1%
TOTAL TAXES	\$ 14,887,228	\$ 16,553,308	\$ 16,599,930	\$ 16,894,566	\$ 294,636	1.8%
Lincenses and Permits:						
Business licenses	246,392	286,211	260,000	280,000	20,000	7.7%
Building permits	650,590	379,723	500,000	500,000	-	0.0%
Road cut fees	78,491	35,414	80,000	40,000	(40,000)	-50.0%
ROW occupancy permits	7,500	7,600	10,000	7,500	(2,500)	-25.0%
Sign fees	3,989	2,372	5,000	2,500	(2,500)	-50.0%
TOTAL LICENSES AND PERMITS	\$ 986,962	\$ 711,320	\$ 855,000	\$ 830,000	\$ (25,000)	-2.9%
Intergovernmental:						
JAG Grant	6,605	30,441	-	-	-	0.0%
CARES Act Grant	1,980,866	-	-	-	-	0.0%
EPA Inst Controls Grant	124,455	145,139	141,484	150,626	9,142	6.5%
State transportation funds	-	-	-	-	-	0.0%
B&C road funds	1,178,276	1,326,959	1,237,190	1,237,190	-	0.0%
Liquor funds allocation	48,181	55,020	55,020	63,986	8,966	16.3%
State Homeless Initiative	1,510,200	1,244,284	1,800,000	2,300,000	500,000	27.8%
Coalition Coordinator Grant	-	-	-	100,000	100,000	0.0%
TOTAL INTERGOVERNMENTAL	\$ 4,848,583	\$ 2,801,843	\$ 3,233,694	\$ 3,851,802	\$ 618,108	19.1%
Charges for Services:						
Zoning/development fees	102,488	30,908	80,000	40,000	(40,000)	-50.0%
Plan check fees	392,722	210,175	250,000	250,000	-	0.0%
Maps and publications	-	37	500	500	-	0.0%
Notary/background check fees	50	55	20	20	-	0.0%
Code enforcement fees	4,508	7,247	-	1,000	1,000	0.0%
Rents and concessions	399	6,032	5,000	5,000	-	0.0%
Credit card service fees	10,675	14,283	15,000	15,000	-	0.0%
Cemetery lot sales	(4,000)	-	-	-	-	0.0%
Cemetery service fees	24,340	34,790	27,000	27,000	-	0.0%
Admin fee - Water	559,189	651,862	671,418	696,926	25,508	3.8%
Admin fee - Sewer	327,801	341,000	351,230	400,361	49,131	14.0%
Admin fee - Storm Water	437,291	407,473	390,999	408,911	17,912	4.6%
Admin fee - Sanitation	75,120	80,465	82,879	103,959	21,080	25.4%
Admin fee - RDA	262,988	233,158	241,591	292,787	51,196	21.2%
Admin fee - Streetlighting	31,347	31,092	32,025	31,519	(506)	-1.6%
Admin fee - Fleet	-	89,684	92,375	100,879	8,504	9.2%
Harvest Days activities	-	660	-	-	-	0.0%
TOTAL CHARGES FOR SERVICES	\$ 2,224,918	\$ 2,138,921	\$ 2,240,037	\$ 2,373,861	\$ 133,824	6.0%

General Fund Financing Sources

General Fund Financing Sources						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Fines and Forfeitures:						
Fines and forfeitures	554,938	719,517	750,000	800,000	50,000	6.7%
Bad Debt Collections	119,270	88,853	115,000	35,000	(80,000)	-69.6%
Attorney fees recovered	16,245	20,166	17,000	10,000	(7,000)	-41.2%
Traffic school	50	1,875	6,000	2,000	(4,000)	-66.7%
TOTAL FINES AND FORFEITURES	\$ 690,503	\$ 830,411	\$ 888,000	\$ 847,000	\$ (41,000)	-4.6%
Miscellaneous:						
Interest revenue	(35,668)	(22,190)	5,000	160,000	155,000	3100.0%
Interest on restricted funds	3,147	-	-	-	-	0.0%
Proceeds from insurance	92,517	30,426	13,883	-	(13,883)	-100.0%
Proceeds from sale of assets	700	207	-	-	-	0.0%
Sundry revenues	4,276	2,369	5,000	5,000	-	0.0%
ULGT dividend/grant	7,253	7,253	7,253	7,978	725	10.0%
TOTAL MISCELLANEOUS:	\$ 72,225	\$ 18,065	\$ 31,136	\$ 172,978	\$ 141,842	455.6%
USE OF FUND BALANCE	\$ -	\$ -	\$ 1,743,131	\$ 359,000	\$ (1,384,131)	-79.4%
TOTAL GENERAL FUND FINANCING SOURCES	\$ 23,710,419	\$ 23,053,868	\$ 25,590,928	\$ 25,329,207	\$ (261,721)	-1.0%

Mayor and City Council



DEPARTMENT DESCRIPTION

Midvale City operates under a six-member council form of government. The Mayor votes on each matter where there is a tie-vote of the Council, on ordinances that enlarge or restrict the Mayor's powers, duties, or functions; and in the appointment or dismissal of a City Manager. The Mayor serves as the Chief Executive Officer and the City Manager serves as the Chief Administrative Officer overseeing the day-to-day administrative functions of the City.

The City Council serves as the Board of Trustees for the Midvale City Redevelopment Agency. The Mayor serves as Chief Administrative Officer and the City Manager serves as the Executive Director. The members of the City Council act as the governing body of the Agency and City staff provide management support and technical assistance to the Agency.

BUDGET

Mayor and City Council						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	149,426	155,547	170,225	176,003	5,778	3.4%
Benefits ²	138,490	148,143	167,782	168,253	471	0.3%
Car Allowance	4,800	4,984	4,800	4,800	(0)	0.0%
Total Personnel	292,716	308,674	342,807	349,056	6,249	1.8%
Operating						
Subscriptions and Memberships	-	-	1,000	-	(1,000)	-100.0%
Education and Travel	2,236	2,224	5,000	3,500	(1,500)	-30.0%
Information Technology Equipment (Interfund)	11,288	13,101	9,267	7,730	(1,537)	-16.6%
Communications and Telephone	511	564	750	403	(347)	-46.3%
Professional Services	90,000	-	-	-	-	0.0%
Education and Training	-	-	-	-	-	0.0%
Miscellaneous Supplies	872	9,463	6,000	6,750	750	12.5%
City Council Priorities	-	-	5,000	5,000	-	0.0%
Mayor's Priorities ³	-	-	-	5,000	5,000	0.0%
Miscellaneous Services	1,795	91	1,000	1,000	-	0.0%
Total Operating	106,702	25,443	28,017	29,383	1,366	4.9%
TOTAL EXPENDITURES	\$ 399,418	\$ 334,117	\$ 370,824	\$ 378,439	\$ 7,615	2.1%

At a Glance:

Total Budget: \$378,439 | Elected Officials: 6

Mayor and City Council

BUDGET CONTINUED

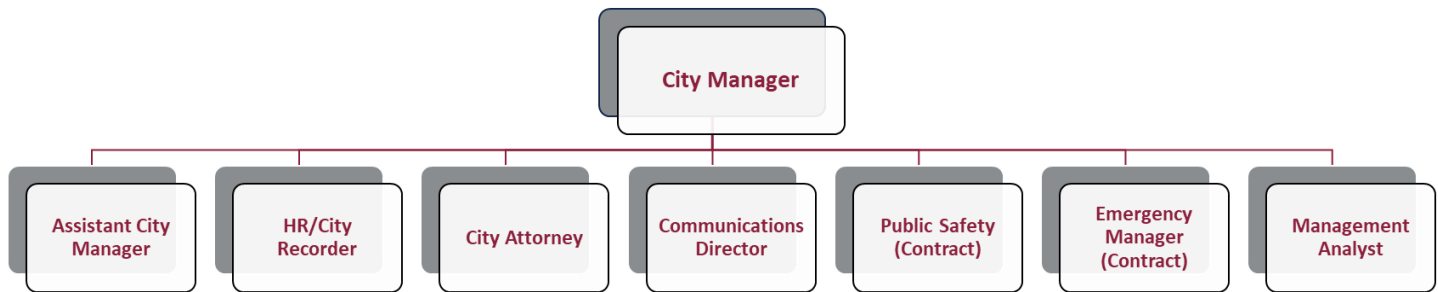
- 1 FY2024 Market, COLA, & Merit Salary Adjustments
- 2 FY2024 4% Increase in benefit cost
- 3 FY2024 Addition of funds for Mayoral projects and priorities

STAFFING

	Tentative			
Position	FY2021	FY2022	FY2023	FY2024
Part-Time				
Mayor	0.50	0.50	0.50	0.50
City Council Members	2.50	2.50	2.50	2.50
TOTAL MAYOR AND CITY COUNCIL	3.00	3.00	3.00	3.00

*Note: For FTE purposes, the Mayor and City Council are counted as 0.5 FTE. The Mayor and Council member's compensation is not based on hours worked.

Administration



The Administration Department consists of the City Manager, Assistant City Manager, Management Analyst, Administration Administrative Assistant, and the City Manager/Assistant City Manager Executive Assistant. The City Manager administers the day-to-day functions of the City and make executive-level decisions regarding operations.

BUDGET

Administration						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	397,891	380,363	427,447	585,335	157,888	36.9%
Benefits ²	137,768	146,618	167,093	297,782	130,689	78.2%
Car Allowance	9,035	8,885	9,600	9,000	(600)	-6.3%
Total Personnel	544,694	535,866	604,140	892,117	287,977	47.7%
Operating						
Subscriptions and Memberships	-	2,432	3,550	3,550	-	0.0%
Education and Travel	149	663	6,600	6,000	(600)	-9.1%
Information Technology Equipment (Interfund)	4,468	5,685	4,321	6,147	1,826	42.3%
Communications and Telephone	455	791	943	966	23	2.4%
Professional Services	-	84,996	91,956	115,000	23,044	25.1%
Education and Training	-	-	-	-	-	0.0%
Miscellaneous Supplies	972	2,687	3,500	3,500	-	0.0%
Miscellaneous Services	-	1,266	500	500	-	0.0%
Total Operating	6,044	98,520	111,370	135,663	24,293	21.8%
TOTAL EXPENDITURES	\$ 550,738	\$ 634,386	\$ 715,510	\$ 1,027,780	\$ 312,270	43.6%

At a Glance:

Total Budget: \$1,027,780 | Full-Time Equivalent Employees: 4.5

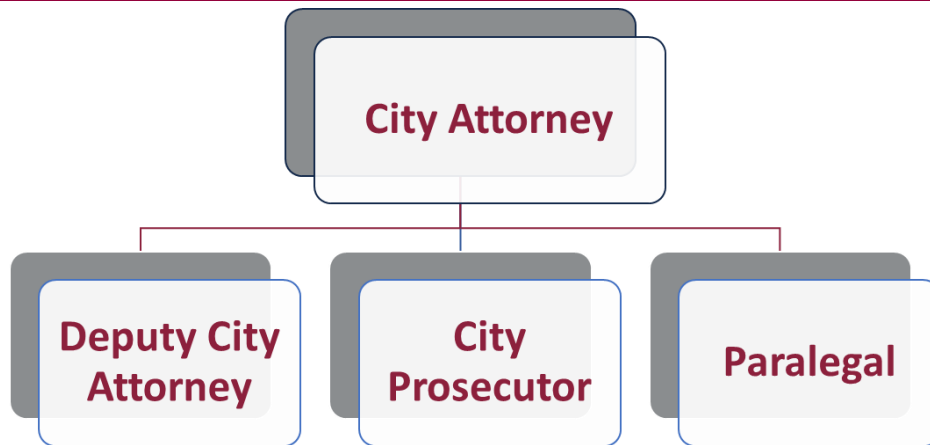
BUDGET CONTINUED

1 FY2024 Market, COLA, & Merit Salary Adjustments and moved a FTE from Community Development Admin to Administration for a Management Analyst position

2 FY2024 4% Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
City Manager	1.00	1.00	1.00	1.00
Assistant City Manager	1.00	1.00	1.00	1.00
Administrative Assistant	-	1.00	1.00	1.00
Executive Assistant	1.00	0.50	0.50	0.50
Management Analyst	-	-	-	1.00
TOTAL ADMINISTRATION	3.00	3.50	3.50	4.50



DEPARTMENT DESCRIPTION

The City Attorney's office administers the legal affairs of the City. The department consists of the City Attorney, Deputy City Attorney, Prosecutor, and Paralegal. The department duties include providing legal counsel to the Mayor and City Council, the City Manager, City boards and commissions, and City officers in relation to their official duties; drafting and reviewing legal contracts; drafting and reviewing municipal ordinances; managing outside legal counsel; and prosecuting cases in the Midvale City Justice Court.

BUDGET

City Attorney						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries	386,533	335,886	455,782	447,533	(8,249)	-1.8%
Overtime	-	-	-	3,000	3,000	0.0%
Benefits ¹	164,202	151,991	220,410	239,157	18,747	8.5%
Car Allowance	6,000	6,000	6,000	6,000	(0)	0.0%
Total Personnel	556,735	493,877	682,192	695,690	13,498	2.0%
Operating						
Subscriptions and Memberships ²	6,979	6,878	11,200	15,500	4,300	38.4%
Education and Travel	2,484	2,285	9,000	9,000	-	0.0%
Repairs, Maintenance, and Supplies	-	-	1,000	-	(1,000)	-100.0%
Information Technology Equipment (Interfund)	7,075	6,776	5,043	6,518	1,475	29.2%
Communications and Telephone	959	910	1,500	1,500	-	0.0%
Professional Services ³	46,102	43,376	10,000	60,000	50,000	500.0%
Legal Defenders	-	-	-	-	-	0.0%
Education and Training	72,600	71,730	100,000	85,000	(15,000)	-15.0%
Miscellaneous Supplies	119	501	1,000	1,000	-	0.0%
Total Operating	136,318	132,456	138,743	178,518	39,775	28.7%
TOTAL EXPENDITURES	\$ 693,053	\$ 626,333	\$ 820,935	\$ 874,208	\$ 53,273	6.5%

At a Glance:

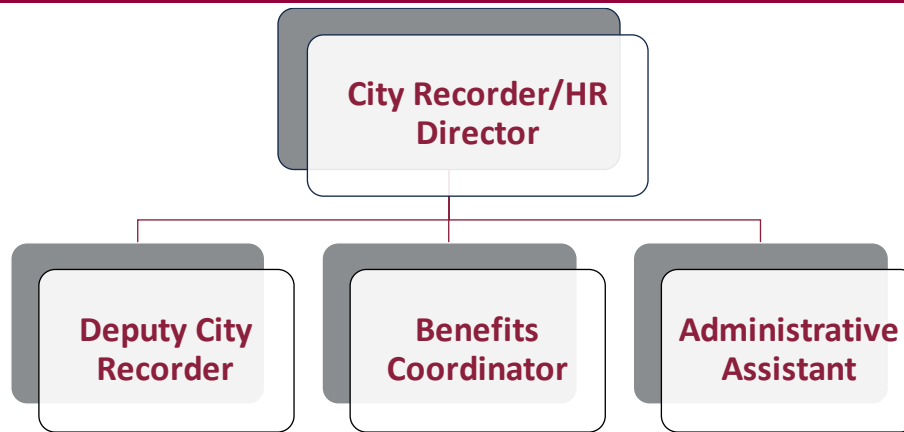
Total Budget: \$874,208 | Full-Time Equivalent Employees: 4

BUDGET CONTINUED

- 1 FY2024 4% Increase in benefit cost
- 2 FY2024 End of grant funding for eProsecutor software
- 3 FY2024 Funding for external legal help

STAFFING

Position	Tentative			
	FY2021	FY2022	FY2023	FY2024
City Attorney	1.00	1.00	1.00	1.00
Deputy City Attorney	1.00	1.00	1.00	1.00
Paralegal/Executive Assistant	1.00	1.00	1.00	1.00
City Prosecutor	-	-	1.00	1.00
TOTAL CITY ATTORNEY	3.00	3.00	4.00	4.00



DEPARTMENT DESCRIPTION

The City Recorder's Office is responsible for maintaining all City records and files, both paper and electronic. The Recorder's Office also manages municipal elections, GRAMA (Government Records Access Management Act) requests, public notices, public meeting agendas, minutes, and recordings.

BUDGET

City Recorder						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	189,115	198,827	214,927	227,079	12,152	5.7%
Overtime	-	376	500	200	(300)	-60.0%
Benefits ²	79,710	82,915	87,941	93,408	5,467	6.2%
Car Allowance	3,000	3,000	3,000	3,000	(0)	0.0%
Total Personnel	271,825	285,118	306,368	323,687	17,319	5.7%
Operating						
Subscriptions and Memberships	945	575	2,000	500	(1,500)	-75.0%
Public Notices	13,005	1,907	13,500	7,500	(6,000)	-44.4%
Education and Travel	575	965	5,000	1,000	(4,000)	-80.0%
Repairs, Maintenance, and Supplies	-	1,035	500	-	(500)	-100.0%
Information Technology Equipment (Interfund)	3,492	5,966	5,008	4,224	(784)	-15.7%
Communications and Telephone	403	403	1,000	600	(400)	-40.0%
Professional Services	-	-	500	-	(500)	-100.0%
Codification	4,915	16,325	15,000	8,200	(6,800)	-45.3%
Election Supplies ³	-	25,860	-	30,000	30,000	0.0%
Miscellaneous Supplies	37	377	500	500	-	0.0%
Miscellaneous Services	87	-	500	500	-	0.0%
Total Operating	23,459	53,413	43,508	53,024	9,516	21.9%
TOTAL EXPENDITURES	\$ 295,284	\$ 338,531	\$ 349,876	\$ 376,711	\$ 26,835	7.7%

At a Glance:

Total Budget: \$376,711 | Full-Time Equivalent Employees: 2

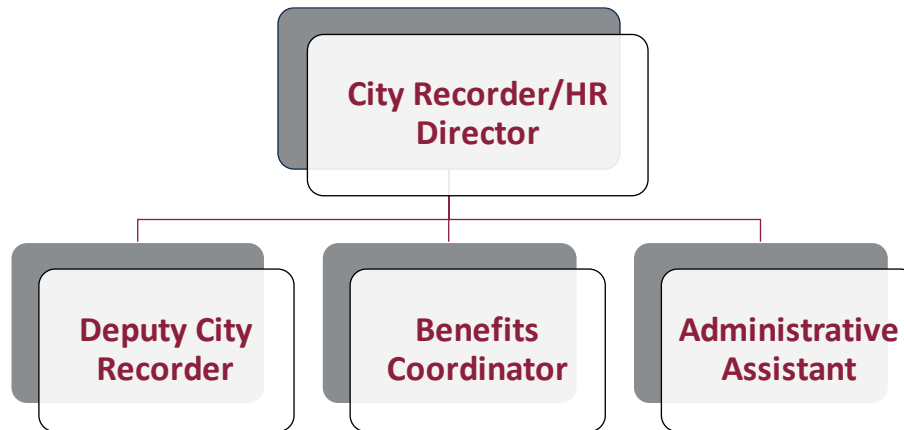
BUDGET CONTINUED

- 1 FY2024 Market, COLA, & Merit Salary Adjustments
- 2 FY2024 4% Increase in benefit cost
- 3 FY2024 2023 Election costs

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
HR Director/City Recorder	1.00	1.00	1.00	1.00
Deputy City Recorder	1.00	1.00	1.00	1.00
TOTAL CITY RECORDER	2.00	2.00	2.00	2.00

Human Resources



DEPARTMENT DESCRIPTION

The Human Resources Department provides city-wide support of personnel and benefits for all departments and employees. This support includes: recruitment, application processing, background investigations, drug testing, policy development, benefit administration, research and compliance with state and federal laws, investigation and dispute resolution, recognition programs, classification and compensation maintenance, and in-house training programs.

The department also provides risk management/safety support to all departments and employees. This support includes: safety inspections of facilities, accident review, claims processing, workers compensation claims, safety training, and safety incentives.

BUDGET

Human Resources						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	68,280	71,991	77,701	81,139	3,438	4.4%
Benefits ²	28,594	29,667	31,483	33,238	1,755	5.6%
Total Personnel	96,874	101,658	109,184	114,378	5,194	4.8%
Operating						
Subscriptions and Memberships	3,341	2,287	5,000	2,500	(2,500)	-50.0%
Public Notices - Job Postings	1,305	1,398	4,000	1,500	(2,500)	-62.5%
Education and Travel	3,914	2,605	8,000	5,000	(3,000)	-37.5%
Repairs, Maintenance, and Supplies	-	-	300	-	(300)	-100.0%
Information Technology Equipment (Interfund)	1,821	1,844	1,516	975	(541)	-35.7%
Communications and Telephone	-	-	500	-	(500)	-100.0%
Professional Services	51,848	3,594	4,000	4,000	-	0.0%
Software	-	8,259	8,000	1,800	(6,200)	-77.5%
Miscellaneous Supplies	982	2,924	1,200	1,200	-	0.0%
Miscellaneous Services	79	39	500	500	-	0.0%
Total Operating	63,290	22,950	33,016	17,475	(15,541)	-47.1%
TOTAL EXPENDITURES	\$ 160,164	\$ 124,608	\$ 142,200	\$ 131,853	\$ (10,347)	-7.3%

At a Glance:

Total Budget: \$131,853 | Full-Time Equivalent Employees: 1

BUDGET CONTINUED

- 1 FY2024 Market, COLA, & Merit Salary Adjustments
- 2 FY2024 4% Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Benefits Coordinator	1.00	1.00	1.00	1.00
TOTAL HUMAN RESOURCES	1.00	1.00	1.00	1.00

Employee Services

DEPARTMENT DESCRIPTION

The Employee Services department accounts for costs associated with miscellaneous programs benefitting Midvale City employees. These programs include:

- Employee Assistance Program
- Benefit administration costs
- Education reimbursement program
- Employee Association
- Employee recognition

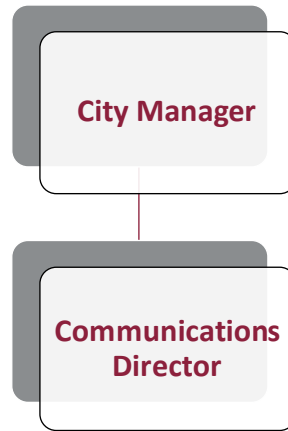
BUDGET

Employee Services							
	Actual FY2020	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Operating							
Employee Assistance Program	3,204	3,841	4,000	4,000	4,000	-	0.0%
Flex Spending Plan Admin Fee	2,451	2,316	2,018	2,500	2,100	(400)	-16.0%
Drug Screening Services	2,491	2,621	2,982	4,000	3,200	(800)	-20.0%
Education Reimbursement Program	1,171	3,903	1,098	15,000	10,000	(5,000)	-33.3%
Unemployment Insurance	10,288	4,891	617	6,000	6,000	-	0.0%
Miscellaneous Supplies	300	143	1,274	13,000	500	(12,500)	-96.2%
Miscellaneous Services	406	104	50	1,500	1,000	(500)	-33.3%
Employee Association	16,998	16,950	22,318	24,700	17,300	(7,400)	-30.0%
Employee Recognition Program	2,072	3,281	-	2,000	2,000	-	0.0%
Safety Award Program	-	-	-	10,000	7,200	(2,800)	-28.0%
TOTAL EXPENDITURES	\$ 39,381	\$ 38,050	\$ 34,357	\$ 82,700	\$ 53,300	\$ (29,400)	-35.6%

At a Glance:

Total Budget: \$53,300 | Full-Time Equivalent Employees: 0

Communications



DEPARTMENT DESCRIPTION

The Communications Department works to provide accurate, timely information in a professional manner to residents, businesses, City employees, and the news media by utilizing a number of mediums, including: social media, City website, newsletters, e-mail notifications, direct mailings, videos, etc.

BUDGET

Communications						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	85,090	89,368	97,617	103,073	5,456	5.6%
Benefits ²	48,068	49,873	53,311	56,936	3,625	6.8%
Car Allowance	3,000	3,000	3,000	3,000	-	0.0%
Total Personnel	136,158	142,241	153,928	163,010	9,082	5.9%
Operating						
Subscriptions and Memberships	1,105	1,294	900	1,200	300	33.3%
Education and Travel	934	2,563	2,600	2,600	-	0.0%
Information Technology						
Equipment (Interfund)	1,545	1,684	1,310	705	(605)	-46.2%
Communications and Telephone	403	403	403	403	-	0.0%
Professional Services	1,680	3,009	8,000	5,000	(3,000)	-37.5%
Newsletter	24,000	24,161	24,000	24,000	-	0.0%
Public Relations	-	-	13,500	-	(13,500)	-100.0%
Software ³	14,388	-	83,800	22,300	(61,500)	-73.4%
City Celebration	1,913	68	-	-	-	0.0%
Miscellaneous Supplies	1,013	1,151	2,500	1,000	(1,500)	-60.0%
Miscellaneous Services	1,578	-	3,180	600	(2,580)	-81.1%
Volunteer Appreciation	2,104	-	3,200	-	(3,200)	-100.0%
Total Operating	50,663	34,333	143,393	57,808	(85,585)	-59.7%
TOTAL EXPENDITURES	\$ 186,821	\$ 176,574	\$ 297,321	\$ 220,818	\$ (76,503)	-25.7%

At a Glance:

Total Budget: \$220,818 | Full-Time Equivalent Employees: 1

BUDGET CONTINUED

- 1 FY2024 Market, COLA, & Merit Salary Adjustments
- 2 FY2024 Increase in benefit cost
- 3 FY2024 Removal of funds for new website

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Communications Director	1.00	1.00	1.00	1.00
TOTAL COMMUNICATIONS	1.00	1.00	1.00	1.00

DEPARTMENT DESCRIPTION

The Harvest Days department includes all costs for the City’s annual Harvest Days celebration. Over the years, the City has come together to celebrate the harvest of friendship and community found “in the middle of everything.”

BUDGET

Harvest Days						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Operating						
Permits	373	1,558	1,500	1,500	-	0.0%
Equipment	-	10,617	10,000	12,000	2,000	20.0%
Supplies and Advertising	-	3,094	10,000	12,000	2,000	20.0%
Professional Services	-	-	12,500	20,000	7,500	60.0%
Entertainment	-	24,632	25,000	16,000	(9,000)	-36.0%
Parade	-	5,774	5,000	5,000	-	0.0%
Fireworks	-	13,000	-	13,000	13,000	0.0%
Other Activities	-	7,452	7,000	5,500	(1,500)	-21.4%
City Float	3,000	12,233	15,000	6,000	(9,000)	-60.0%
Youth Ambassador Program	5,000	-	10,000	-	(10,000)	-100.0%
TOTAL EXPENDITURES	\$ 8,373	\$ 78,360	\$ 96,000	\$ 91,000	\$ (5,000)	-5.2%

At a Glance:

Total Budget: \$91,000 | Full-Time Equivalent Employees: 0

Community & Intergovernmental Relations

DEPARTMENT DESCRIPTION

The Community & Intergovernmental Relations budget includes programs and grants to support the residents of Midvale City. Included in this department are functions that support Salt Lake County's Midvale Senior Center, and grants to the Boys & Girls Club, Arts Council, museum, and CBC.

BUDGET

Community and Intergovernmental Relations						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries	13,398	35,296	37,826	37,778	(48)	-0.1%
Overtime	-	-	200	-	(200)	-100.0%
Part-Time Salaries ¹	7,134	4,646	8,559	-	(8,559)	-100.0%
Benefits	3,649	9,288	10,205	9,779	(426)	-4.2%
Uniform Allowance	193	-	300	300	-	0.0%
Total Personnel	24,374	49,230	57,090	47,857	(9,233)	-16.2%
Operating						
Subscriptions and Memberships	24,824	30,046	35,000	31,500	(3,500)	-10.0%
Information Technology Equipment (Interfund)	1,333	1,604	998	1,598	600	60.1%
Vehicle Operating Costs (Interfund)	7,442	10,142	11,247	12,576	1,329	11.8%
Communications and Telephone	342	480	1,000	500	(500)	-50.0%
Professional Services	-	2,736	10,000	2,200	(7,800)	-78.0%
CARES Act Projects	303,739	-	-	-	-	0.0%
Cinco De Mayo Celebration	-	-	1,000	200	(800)	-80.0%
Grant to Boys & Girls Club	40,000	40,000	40,000	40,000	-	0.0%
Grant to Arts Council	30,000	45,000	45,000	45,000	-	0.0%
Grant to CBC	40,000	40,000	40,000	40,000	-	0.0%
Miscellaneous Supplies	-	126	1,000	1,000	-	0.0%
Miscellaneous Services	-	-	1,000	1,000	-	0.0%
Senior Citizens Miscellaneous	-	-	7,200	-	(7,200)	-100.0%
Hillcrest Sports Grants	2,850	2,850	5,000	5,000	-	0.0%
Total Operating	450,530	172,984	198,445	180,574	(17,871)	-9.0%
Capital						
Fleet Vehicle Replacement (Interfund)	6,782	5,782	5,782	5,782	-	0.0%
TOTAL EXPENDITURES	\$ 481,686	\$ 227,996	\$ 261,317	\$ 234,213	\$ (27,104)	-10.4%

At a Glance:

Total Budget: \$180,574 | Full-Time Equivalent Employees: .75

Community & Intergovernmental Relations

BUDGET CONTINUED

1 Removal of part-time museum receptionist

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Part-Time				
Van Driver/Maintenance Worker	0.75	0.75	0.75	0.75
Receptionist - Museum	0.25	0.25	0.25	-
TOTAL COMMUNITY AND INTERGOVERNMENTAL RELATIONS	1.00	1.00	1.00	0.75

DEPARTMENT DESCRIPTION

The Public Safety department includes expenditures the City contracts for Emergency Management (Unified Fire Authority), Police (Unified Police Department), Code Enforcement (Unified Police Department), and Animal Control (Salt Lake County).

BUDGET

Public Safety						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Information Technology Equipment (Interfund)	1,426	1,978	1,488	2,092	604	40.6%
Operating						
Professional Services ¹	54,925	34,940	52,500	54,100	1,600	3.0%
Unified Police Department Contract ²	8,877,322	9,874,517	11,351,484	12,061,841	710,357	6.3%
Animal Control Contract ³	289,715	297,060	311,805	342,578	30,773	9.9%
Miscellaneous Supplies	55	-	3,500	300	(3,200)	-91.4%
Miscellaneous Services	76,045	74,514	-	-	-	0.0%
Total Operating	9,299,488	10,283,009	11,720,777	12,460,911	740,134	6.3%
Capital						
Public Safety Grant Passthrough	6,605	39,669	-	-	-	0.0%
Total Capital	6,605	39,669	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 9,306,093	\$ 10,322,678	\$ 11,720,777	\$ 12,460,911	\$ 740,134	6.3%

1 FY2024 Increase in Emergency Manager contract

2 FY2024 UPD Tentative Budget - Includes new Sergeant position

3 FY2024 Increase in Animal Control Contract

At a Glance:

Total Budget: \$12,460,911 | Full-Time Equivalent Employees: 0

Non-Departmental

DEPARTMENT DESCRIPTION

The Non-Departmental budget includes charges that benefit departments City-wide.

BUDGET

Non-Departmental						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Operating						
Office supplies	58,175	32,686	40,000	40,000	-	0.0%
Postage	9,024	15,447	15,000	15,000	-	0.0%
Bank charges	114,084	10,053	15,680	15,680	-	0.0%
Vehicle operating costs	2,977	4,057	4,499	5,030	531	11.8%
Insurance and surety	54,959	64,529	69,300	68,800	(500)	-0.7%
Trustee and bond related fees	2,350	-	-	-	-	0.0%
Loss contingency	38,182	-	20,000	8,200	(11,800)	-59.0%
Miscellaneous supplies	9	1,705	500	500	-	0.0%
Miscellaneous services	-	3,000	2,000	2,000	-	0.0%
Total Operating	279,760	131,477	166,979	155,210	(11,769)	-7.0%
Capital						
Fleet Vehicle Replacement	2,405	2,140	5,202	2,887	(2,315)	-44.5%
Debt Service						
Lease Payment to MBA	370,006	-	-	-	-	0.0%
Debt Service Principal	490,000	-	-	-	-	0.0%
Debt Service Interest	286,900	-	-	-	-	0.0%
Total Debt Service	1,146,906	-	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 1,429,071	\$ 133,617	\$ 172,181	\$ 158,097	\$ (14,084)	-8.2%

At a Glance:

Total Budget: \$158,097 | Full-Time Equivalent Employees: 0

Contributions

DEPARTMENT DESCRIPTION

The Contributions budget includes transfers made from the General Fund to other Funds.

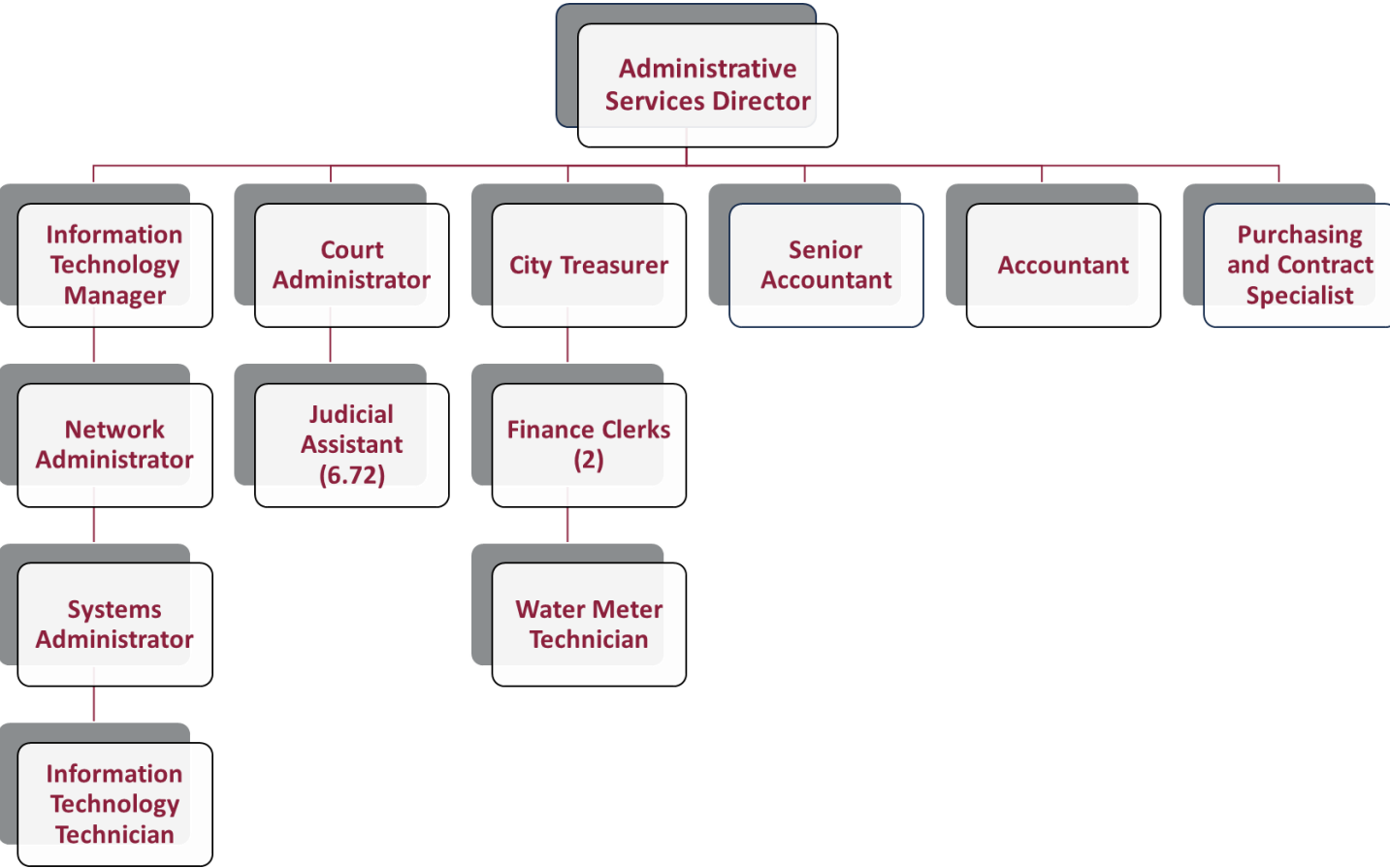
BUDGET

Contributions						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Transfer to Capital Projects	-	1,249,526	987,600	-	(987,600)	-100.0%
Transfer to Capital Projects	196,887	-	-	-	-	0.0%
Transfer to IT Fund	368,014	-	200,000	-	(200,000)	-100.0%
Transfer to RDA	6,000	-	-	-	-	0.0%
Transfer to Debt Service Fund	-	1,156,098	1,157,961	1,134,725	(23,236)	-2.0%
Transfer to Telecomm Fund	805,586	820,369	702,484	714,299	11,815	1.7%
Transfer to Sanitation Fund	-	-	8,100	-	(8,100)	-100.0%
TOTAL CONTRIBUTIONS	\$ 1,376,487	\$ 3,225,993	\$ 3,056,145	\$ 1,849,024	\$ (1,207,121)	-39.5%

At a Glance:

Total Budget: \$1,849,024 | Full-Time Equivalent Employees: 0

Administrative Services—Administration



DEPARTMENT DESCRIPTION

The Administrative Services Director oversees the Information Technology Department, Finance Department, and Justice Court.

At a Glance:

Total Budget: \$208,677 | Full-Time Equivalent Employees: 1

Administrative Services—Administration

BUDGET

Administrative Services - Administration						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	104,942	114,152	136,160	143,806	7,646	5.6%
Benefits ²	38,918	44,058	54,808	57,364	2,556	4.7%
Car Allowance	2,654	2,654	3,000	3,000	(0)	0.0%
Total Personnel	146,514	160,864	193,968	204,170	10,202	5.3%
Operating						
Subscriptions and Memberships	25	150	500	400	(100)	-20.0%
Education and Travel	75	-	1,000	1,000	-	0.0%
Repairs, Maintenance, and Supplies	-	-	150	-	(150)	-100.0%
Information Technology Equipment (Interfund)	2,245	3,237	3,236	1,207	(2,029)	-62.7%
Communications and Telephone	357	356	403	400	(3)	-0.7%
Professional Services	445	445	1,000	500	(500)	-50.0%
Miscellaneous Supplies	3,045	641	500	500	-	0.0%
Miscellaneous Services	-	55	500	500	-	0.0%
Total Operating	6,192	4,884	7,289	4,507	(2,782)	-38.2%
TOTAL EXPENDITURES	\$ 152,706	\$ 165,748	\$ 201,257	\$ 208,677	\$ 7,420	3.7%

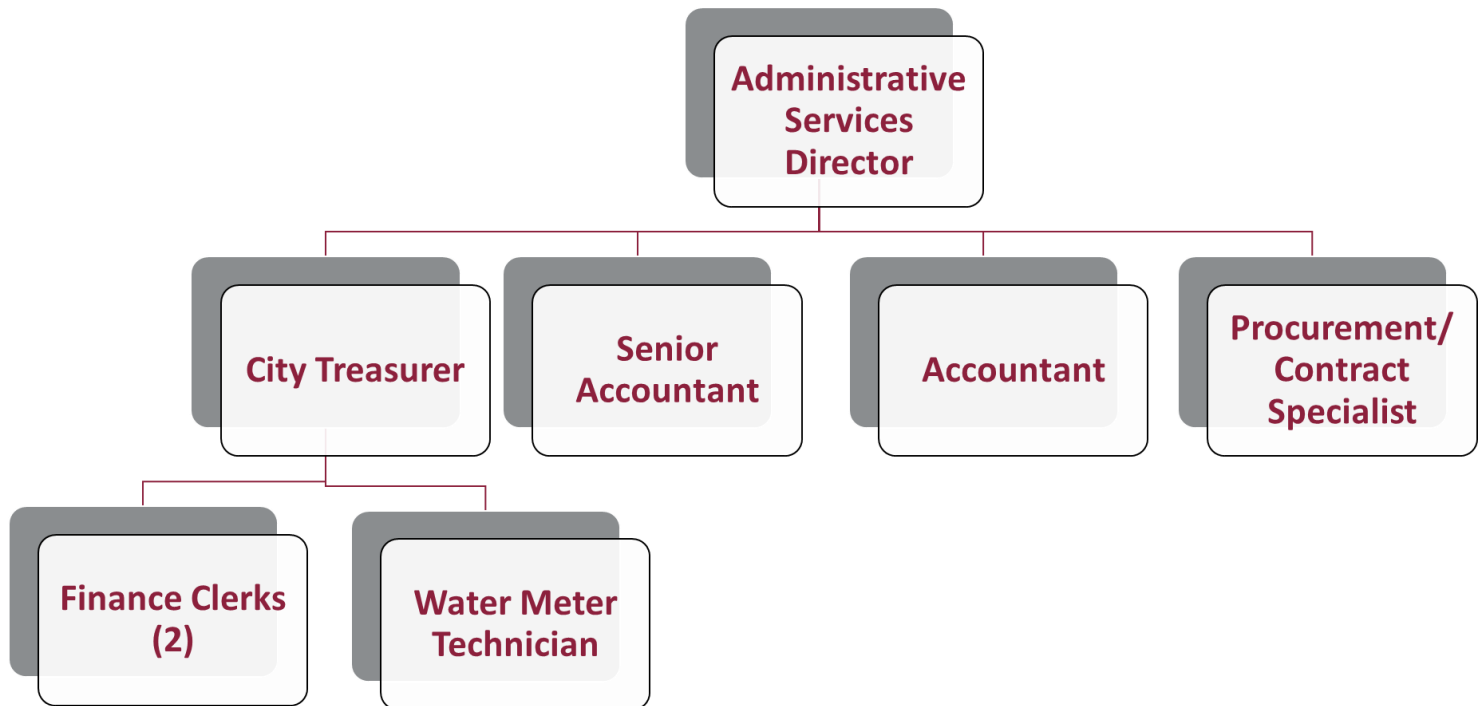
1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Administrative Services Director	1.00	1.00	1.00	1.00
TOTAL ADMINISTRATIVE SERVICES ADMIN	1.00	1.00	1.00	1.00

Administrative Services—Finance



DEPARTMENT DESCRIPTION

The Finance Department encompasses the City's Finance and Utility Billing functions. The Finance division oversees all financial functions for the City, which include the City's Annual Comprehensive Financial Report (ACFR), the annual budget, all accounting functions, and procurement. The Utility Billing division, under direction of the City Treasurer, creates and maintains all customer utility accounts. Customers are billed monthly for usage of culinary water, sewer, garbage (sanitation), storm drain, and street lighting. Additionally, Utility Billing division bills and collects fees on behalf of UTOPIA (Utah Telecommunication Open Infrastructure Agency) users.

At a Glance:

Total Budget: \$550,660 | Full-Time Equivalent Employees: 4.35

Administrative Services—Finance

BUDGET

Administrative Services - Finance						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	258,713	262,721	301,727	321,792	20,065	6.7%
Benefits ²	100,775	144,773	164,967	182,178	17,211	10.4%
Car Allowance	1,615	-	-	-	-	0.0%
Uniforms	-	1,244	675	675	-	0.0%
Total Personnel	361,103	408,738	467,369	504,645	37,276	8.0%
Operating						
Subscriptions and Memberships	389	873	1,500	1,100	(400)	-26.7%
Education and Travel	1,901	1,903	5,500	5,000	(500)	-9.1%
Repairs, Maintenance, and Supplies	249	29	700	400	(300)	-42.9%
Information Technology Equipment (Interfund)	7,707	18,656	14,050	8,415	(5,635)	-40.1%
Communications and Telephone	62	886	1,000	1,000	-	0.0%
Professional Services	22,030	24,030	25,000	27,600	2,600	10.4%
Software	-	-	16,000	-	(16,000)	-100.0%
Tool allowance	-	3,033	1,000	1,500	500	50.0%
Miscellaneous Supplies	1,030	666	500	500	-	0.0%
Miscellaneous Services	146	468	500	500	-	0.0%
Total Operating	33,514	50,544	65,750	46,015	(19,735)	-30.0%
TOTAL EXPENDITURES	\$ 394,617	\$ 459,282	\$ 533,119	\$ 550,660	\$ 17,541	3.3%

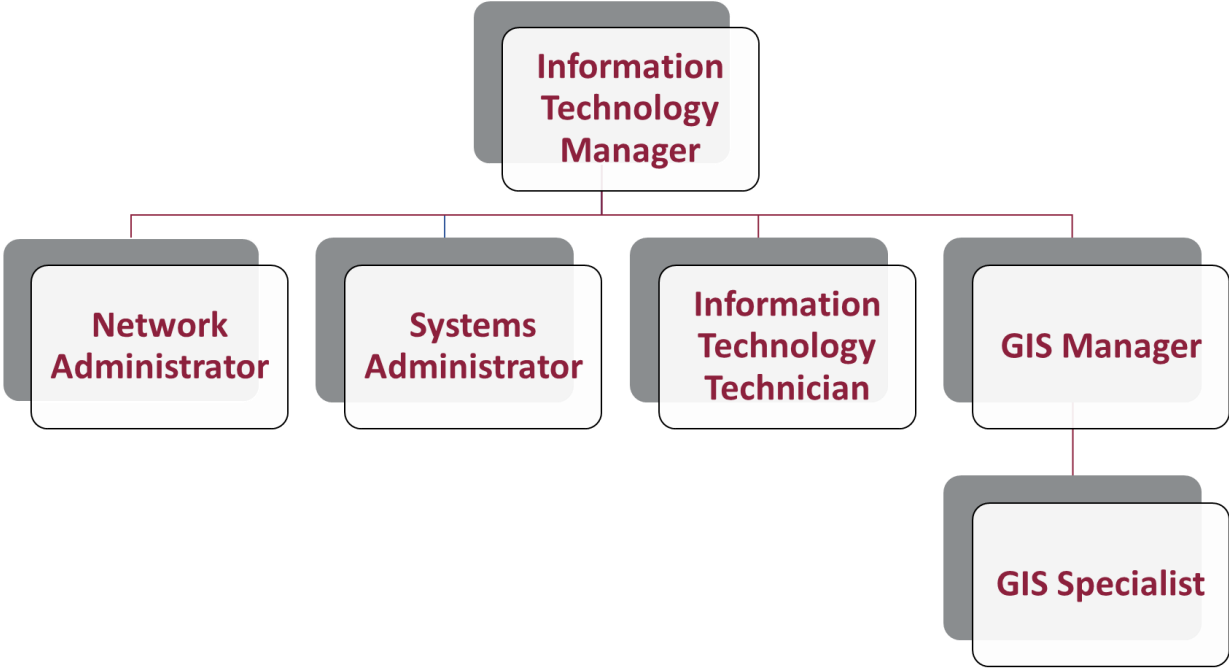
1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Finance Director	1.00	-	-	-
Senior Accountant	-	1.00	1.00	1.00
Procurement/Contract Specialist	1.00	1.00	1.00	1.00
City Treasurer	0.35	0.35	0.35	0.35
Finance Clerk	2.00	2.00	2.00	2.00
TOTAL FINANCE	4.35	4.35	4.35	4.35

Administrative Services—Information Technology



DEPARTMENT DESCRIPTION

The Information Technology department is responsible for managing the technology and network infrastructure, maintaining information system security, promoting technology education, and overseeing data disaster recovery planning. The City’s GIS team is also housed in the Information Technology Department.

At a Glance:

Total Budget: \$921,651 | Full-Time Equivalent Employees: 4.3

Administrative Services—Information Technology

BUDGET

Administrative Services - Information Technology						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	264,518	338,328	385,542	412,507	26,965	7.0%
Overtime	1,343	221	500	400	(100)	-20.0%
Benefits	140,167	161,684	174,066	172,339	(1,727)	-1.0%
Car Allowance	3,000	3,000	3,000	3,000	(0)	0.0%
Total Personnel	409,028	503,233	563,108	588,245	25,137	4.5%
Operating						
Subscriptions and Memberships	248	161	500	300	(200)	-40.0%
Education and Travel	-	8,949	15,000	15,000	-	0.0%
Information Technology Equipment (Interfund)	3,971	14,118	38,126	12,636	(25,490)	-66.9%
Internet and Wireless ²	19,055	16,392	22,000	22,700	700	3.2%
Communications and Telephone ²	24,518	25,608	29,450	32,195	2,745	9.3%
Professional Services ²	69,405	35,574	47,525	50,325	2,800	5.9%
Computer Equipment	20,479	7,552	15,000	15,000	-	0.0%
Network Equipment	4,535	2,477	5,000	5,000	-	0.0%
Software	28,728	288	22,900	2,000	(20,900)	-91.3%
Software Support ²	105,832	124,571	145,000	177,250	32,250	22.2%
Miscellaneous Supplies	182	-	500	500	-	0.0%
Miscellaneous Services	165	374	500	500	-	0.0%
Total Operating	277,118	236,064	341,501	333,406	(8,095)	-2.4%
TOTAL EXPENDITURES	\$ 686,146	\$ 739,297	\$ 904,609	\$ 921,651	\$ 17,042	1.9%

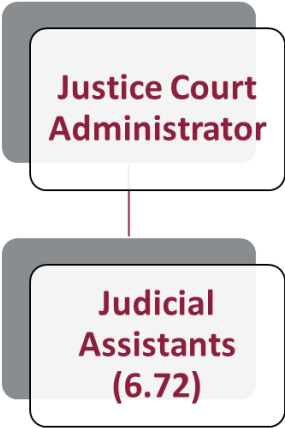
1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increased cost of current technology

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Information Technology Manager	1.00	1.00	1.00	1.00
Systems Administrator	1.00	1.00	1.00	1.00
Network Administrator	1.00	1.00	1.00	1.00
Information Technology Technician	0.60	0.60	0.60	0.60
GIS Manager	0.00	0.35	0.35	0.35
GIS Specialist I	0.00	0.35	0.35	0.35
TOTAL INFORMATION TECHNOLOGY	3.60	4.30	4.30	4.30

Administrative Services—Justice Court



DEPARTMENT DESCRIPTION

The Midvale Justice Court has jurisdiction over Class B and C misdemeanors, small claims, and infractions committed within the boundaries of Midvale City. These include all traffic, parking, and criminal offenses. The Justice Court is devoted to providing the best service possible. Of Court staff, four are fluent in Spanish, providing excellent service to different parts of our diverse community.

At a Glance:

Total Budget: \$1,077,909 | Full-Time Equivalent Employees: 8.72

Administrative Services—Justice Court

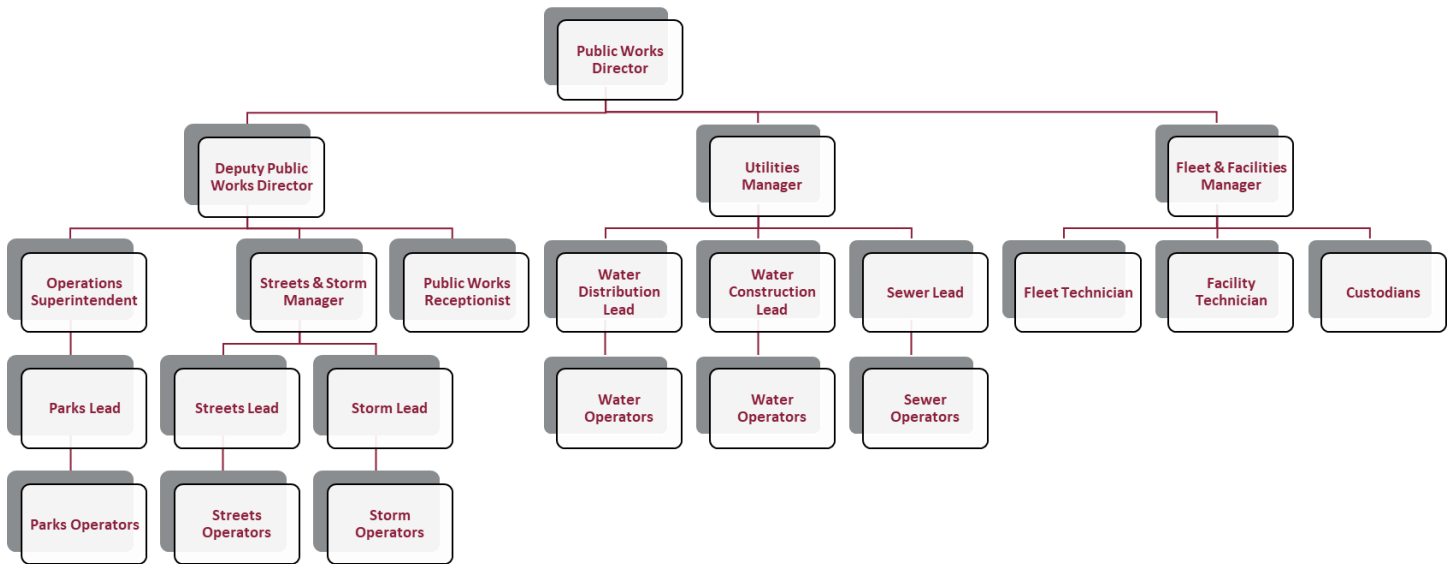
BUDGET

Administrative Services - Justice Court						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries	450,443	454,498	604,080	600,190	(3,890)	-0.6%
Overtime	-	230	500	300	(200)	-40.0%
Part-Time Wages	2,261	21,801	30,814	32,005	1,191	3.9%
Benefits	225,038	218,720	292,783	300,105	7,322	2.5%
Car Allowance	3,000	3,000	3,000	3,000	(0)	0.0%
Total Personnel	680,742	698,249	931,177	935,599	4,422	0.5%
Operating						
Subscriptions and memberships	-	459	700	400	(300)	-42.9%
Education and Travel	431	2,242	6,000	2,500	(3,500)	-58.3%
Bank and card processing fees	-	13,513	15,000	15,000	-	0.0%
Repairs/maintenance/supplies	-	3,771	1,000	1,000	-	0.0%
Information Technology Equipment (Interfund)	9,880	25,295	18,851	19,110	259	1.4%
Communications/telephone	806	806	806	800	(6)	-0.7%
Warrants enforcement	-	2,100	-	2,000	2,000	0.0%
Judge pro tem fees	-	1,050	5,000	2,000	(3,000)	-60.0%
Transport Fees	-	1,582	10,000	8,000	(2,000)	-20.0%
Witness fees	19	222	1,500	700	(800)	-53.3%
Bailiff fees	1,110	9,409	76,000	78,200	2,200	2.9%
Interpreter fees	7,178	8,069	10,000	11,000	1,000	10.0%
Juror fees and supplies	385	1,488	2,000	600	(1,400)	-70.0%
Miscellaneous supplies	947	951	500	500	-	0.0%
Miscellaneous services	346	440	500	500	-	0.0%
Capital purchases	4,007	-	-	-	-	0.0%
Total Operating	25,109	71,397	147,857	142,310	(5,547)	-3.8%
TOTAL EXPENDITURES	\$ 705,851	\$ 769,646	\$ 1,079,034	\$ 1,077,909	\$ (1,125)	-0.1%

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Judge	1.00	1.00	1.00	1.00
Court Administrator	1.00	1.00	1.00	1.00
Judicial Assistant I/II/III	6.00	6.00	6.00	6.00
Part-Time				
Judicial Assistant	0.72	0.72	0.72	0.72
TOTAL JUSTICE COURT	8.72	8.72	8.72	8.72

Public Works—Administration



DIVISION DESCRIPTION

The Public Works Administration division assists all divisions within Public Works through office support and first contact communications with the public. Public Works Administration manages all public works invoices, cemetery filings, burial scheduling, hydrant meter rentals, and all other walk-in public needs.

At a Glance:

Total Budget: \$362,555 | Full-Time Equivalent Employees: 2.4

Public Works—Administration

BUDGET

Public Works Administration						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	122,652	191,513	216,828	229,417	12,589	5.8%
Overtime	-	-	-	800	800	0.0%
Part-Time Salaries	1,580	-	-	-	-	0.0%
Benefits ²	42,300	88,610	93,418	99,259	5,841	6.3%
Total Personnel	166,532	280,123	310,246	329,476	19,230	0.0%
Operating						
Subscriptions and memberships	190	242	750	700	(50)	-6.7%
Education and Travel	382	7,500	7,000	8,000	1,000	14.3%
Repairs/maintenance/supplies	422	170	500	500	-	0.0%
Med/safety supplies	42	-	500	-	(500)	-100.0%
I.T. equipment	7,740	10,756	8,012	8,394	382	4.8%
Vehicle operating costs	4,466	6,085	6,748	7,546	798	11.8%
Communications/telephone	220	564	1,000	1,000	-	0.0%
Miscellaneous supplies	531	863	1,500	1,500	-	0.0%
Miscellaneous services	45	255	500	1,000	500	100.0%
Total Operating	14,038	26,435	26,510	28,640	2,130	0.0%
Capital						
Fleet Vehicle Replacement (Interfund)	5,914	2,625	4,439	4,439	-	0.0%
TOTAL EXPENDITURES	\$ 186,484	\$ 309,183	\$ 341,195	\$ 362,555	\$ 21,360	0.0%

1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Public Works Director	0.30	0.30	0.30	0.30
Public Works Deputy Director	0.00	0.95	0.95	0.95
Operations Superintendent	0.15	0.15	0.15	0.15
Parks & Operations Support Manager	0.40	0.00	0.00	0.00
Public Works Receptionist	1.00	1.00	1.00	1.00
TOTAL PUBLIC WORKS ADMIN	1.85	2.40	2.40	2.40

Public Works—Streets



DIVISION DESCRIPTION

The Streets Division is responsible for maintaining safe vehicle and pedestrian routes. Duties include snow plowing and salting, asphalt repair and maintenance, concrete repair and maintenance pertaining to sidewalk and curb and gutter, and property maintenance for City Right-of-Ways. The division also maintains street signage and oversees the streetlight and traffic signal programs contracted through Salt Lake County.

At a Glance:

Total Budget: \$1,025,021 | Full-Time Equivalent Employees: 5.45

Public Works—Streets

BUDGET

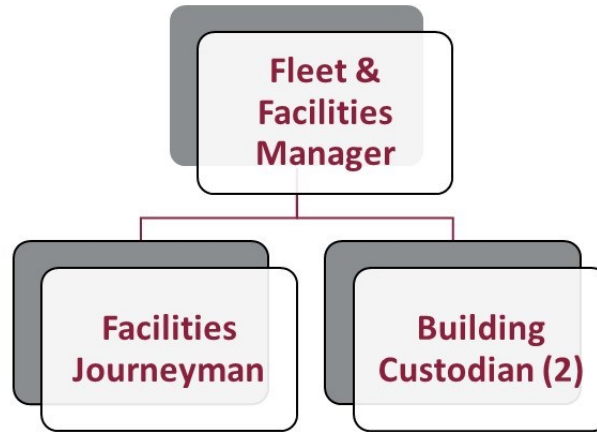
Streets						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries	265,627	260,378	303,138	293,664	(9,474)	-3.1%
Overtime	3,232	7,908	10,000	10,900	900	9.0%
Benefits ¹	206,859	185,567	195,201	208,112	12,911	6.6%
Uniform Allowance	1,699	3,309	3,536	4,000	464	13.1%
Total Personnel	477,417	457,162	511,875	516,676	4,801	0.9%
Operating						
Subscriptions and Memberships	-	131	260	100	(160)	-61.5%
Education and Travel	4,057	2,288	8,800	8,800	-	0.0%
Repairs, Maintenance, and Supplies	9,429	10,694	10,400	10,400	-	0.0%
Medical and Safety Supplies	1,597	1,725	2,200	2,200	-	0.0%
Information Technology Equipment (Interfund)	223	5,254	3,745	4,864	1,119	29.9%
Vehicle Operating Costs (Interfund)	98,618	134,385	149,019	166,632	17,613	11.8%
Lease of Public Works Space	28,000	28,000	28,000	28,000	-	0.0%
Electricity - Signals	6,921	5,609	9,880	6,900	(2,980)	-30.2%
Communications and Telephone	2,435	2,655	4,660	4,660	-	0.0%
Professional Services	-	-	500	-	(500)	-100.0%
Contract Labor	-	-	2,000	-	(2,000)	-100.0%
Special Highway Support	2,355	17,087	23,500	22,100	(1,400)	-6.0%
Signal Maintenance	33,505	39,673	57,000	50,500	(6,500)	-11.4%
Asphalt/Concrete	12,179	27,395	22,880	22,500	(380)	-1.7%
Salt	13,973	17,721	28,080	27,600	(480)	-1.7%
Signage	16,925	35,335	20,280	20,100	(180)	-0.9%
Software	-	-	850	-	(850)	-100.0%
Miscellaneous Supplies	112	219	8,040	8,000	(40)	-0.5%
Miscellaneous Services	-	-	1,000	1,000	-	0.0%
Total Operating	230,329	328,171	381,094	384,356	3,262	0.9%
Capital						
Fleet Vehicle Replacement (Interfund)	290,217	107,248	109,554	123,989	14,435	13.2%
Other Capital Outlay	15,856	-	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 1,013,819	\$ 892,581	\$ 1,002,523	\$ 1,025,021	\$ 22,498	2.2%

1 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Streets and Storm Water Manager	0.45	0.45	0.45	0.45
Streets Crew Lead	1.00	1.00	1.00	1.00
Equipment Operator I/II	4.00	4.00	4.00	4.00
TOTAL STREETS	5.45	5.45	5.45	5.45

Public Works—Facilities



DIVISION DESCRIPTION

The Facilities Division is responsible for the maintenance and cleaning of all City owned and operated facilities and surrounding grounds.

BUDGET

Facilities						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	181,328	186,369	203,425	240,840	37,415	18.4%
Overtime	276	894	1,040	700	(340)	-32.7%
Benefits ²	127,466	126,863	141,923	169,566	27,643	19.5%
Uniform Allowance	1,018	1,125	1,456	1,200	(256)	-17.6%
Total Personnel	310,088	315,251	347,844	412,305	64,461	18.5%
Operating						
Travel	65	1,494	3,640	400	(3,240)	-89.0%
Repairs, Maintenance, and Supplies	53,555	65,856	53,040	58,700	5,660	10.7%
Medical and Safety Supplies	294	295	780	300	(480)	-61.5%
Information Technology Equipment (Interfund)	2,373	1,917	1,572	1,253	(319)	-20.3%
Vehicle Operating Costs (Interfund)	11,165	15,213	16,870	18,864	1,994	11.8%
Electricity	54,622	57,231	70,616	60,600	(10,016)	-14.2%
Rental property - Rep/maint/sup	-	-	-	-	-	-
Natural Gas	22,833	30,042	31,200	30,200	(1,000)	-3.2%
Water and Sewer (Interfund)	94,403	85,828	126,370	126,370	-	0.0%
Communications and Telephone	1,868	2,982	3,412	3,412	-	0.0%
Professional Services	8,123	71	4,160	4,300	140	3.4%
Contract labor	-	9,976	10,400	10,400	-	0.0%
Insurance - property	35,520	35,400	49,500	36,800	(12,700)	-25.7%
Miscellaneous supplies	226	179	520	500	(20)	-3.8%
Miscellaneous services	2,126	9,417	29,120	30,000	880	3.0%
Total Operating	287,173	315,901	401,200	382,099	(19,101)	-4.8%
Capital						
Building Improvements	23,792	-	31,200	31,900	700	2.2%
Contingency	-	-	30,000	-	(30,000)	-100.0%
Fleet Vehicle Replacement (Interfund)	19,166	11,842	13,089	23,114	10,025	76.6%
Total Capital	42,958	11,842	74,289	55,014	(19,275)	-25.9%
TOTAL EXPENDITURES	\$ 640,219	\$ 642,994	\$ 823,333	\$ 849,418	\$ 26,085	3.2%

At a Glance:

Total Budget: \$849,418 | Full-Time Equivalent Employees: 4.70

Public Works—Facilities

BUDGET CONTINUED

- 1 FY2024 Market, COLA, & Merit Salary Adjustments and addition of a second Facilities Journeyman
- 2 FY2024 Increase in benefit cost and addition of a second Facilities Journeyman

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Fleet/Facilities Manager	0.50	0.50	0.50	0.50
Facilities Journeyman	1.00	1.00	1.00	2.00
Apprentice Mechanic	0.20	0.20	0.20	0.20
Building Custodian	2.00	2.00	2.00	2.00
TOTAL BUILDING & GROUNDS	3.70	3.70	3.70	4.70

Public Works—Parks and Cemetery



DIVISION DESCRIPTION

The Parks and Cemetery Division is responsible for the maintenance of all City owned recreational open space including the Cemetery, parks, and trails. The division is also responsible for maintaining the landscaped medians and park strips within Midvale, and for overseeing the contract with the landscape company contracted by the City. The Parks and Cemetery Division maintains and cleans all associated park facilities including: restrooms, playground equipment, splash pad, sporting courts, and landscape irrigation maintenance. The division also performs all burials and coordinates all funerals and cemetery work.

At a Glance:

Total Budget: \$850,911 | Full-Time Equivalent Employees: 4

Public Works—Parks and Cemetery

BUDGET

Parks and Cemetery						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries	150,095	147,235	214,774	215,871	1,097	0.5%
Overtime	1,878	4,728	4,000	6,200	2,200	55.0%
Benefits ¹	46,761	66,244	110,879	142,768	31,889	28.8%
Uniform Allowance	1,118	2,121	3,450	2,000	(1,450)	-42.0%
Total Personnel	199,852	220,328	333,103	366,839	33,736	10.1%
Operating						
Subscriptions and Memberships	1,938	355	1,664	1,500	(164)	-9.9%
Education and Travel	4,579	1,533	9,200	5,600	(3,600)	-39.1%
Repairs, Maintenance, and Supplies	21,666	22,937	19,760	20,900	1,140	5.8%
Soft Fall Fill ²	3,000	-	3,120	9,000	5,880	188.5%
Splash Pad Maintenance & Repair ²	-	-	-	5,000	5,000	0.0%
Playground Equipment Maintenance ²	-	-	-	20,000	20,000	0.0%
Medical and Safety Supplies	932	343	1,300	1,000	(300)	-23.1%
Information Technology Equipment (Interfund)	2,092	7,835	5,284	6,771	1,487	28.1%
Vehicle Operating Costs (Interfund)	7,442	10,142	11,247	12,576	1,329	11.8%
Small Capital Purchases	-	313	-	-	-	0.0%
Electricity	14,301	18,569	19,240	19,400	160	0.8%
Communications and Telephone	1,560	1,260	2,170	2,170	-	0.0%
Contract Labor ³	175,146	191,180	275,000	330,000	55,000	20.0%
Software	-	-	5,400	-	(5,400)	-100.0%
Miscellaneous Supplies	-	-	500	500	-	0.0%
Miscellaneous Services	45,410	619	16,883	2,000	(14,883)	-88.2%
Total Operating	278,066	255,086	370,768	436,417	65,649	17.7%
Capital						
Building Improvements	4,060	522	8,000	8,000	-	0.0%
Fleet Vehicle Replacement (Interfund)	52,997	12,817	41,430	39,655	(1,775)	-4.3%
Total Capital	57,057	13,339	49,430	47,655	(1,775)	-3.6%
TOTAL EXPENDITURES	\$ 534,975	\$ 488,753	\$ 753,301	\$ 850,911	\$ 97,610	13.0%

1 FY2024 Increase in benefit cost

2 FY2024 Budget request for annual playground maintenance

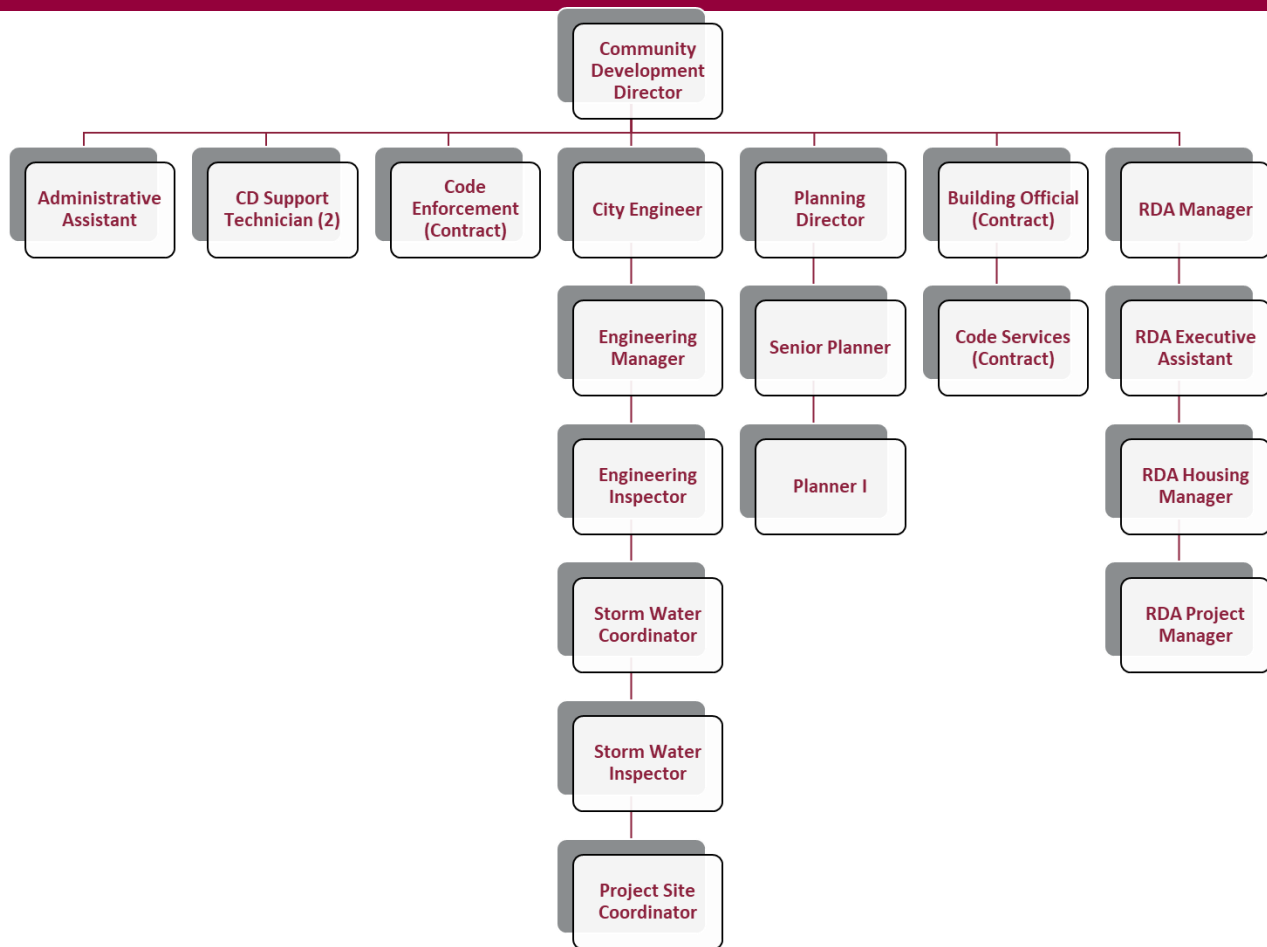
3 FY2024 Budget request for tree maintenance

Public Works—Parks and Cemetery

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Operations Support Supervisor	0.55	0.00	0.00	0.00
Parks Crew Lead	1.00	1.00	1.00	1.00
Parks Maintenance I	1.00	1.00	1.00	1.00
Parks Maintenance I	0.00	0.00	0.50	1.00
Equipment Operator I	1.00	1.00	1.00	1.00
TOTAL PARKS & CEMETERY	3.55	3.00	3.50	4.00

Community Development—Administration



DEPARTMENT DESCRIPTION

Community Development Administration includes overall support for the divisions within Community Development, economic development, business licensing, and a grant funded Project Site Coordinator.

At a Glance:

Total Budget: \$645,514 | Full-Time Equivalent Employees: 4.5

Community Development—Administration

BUDGET

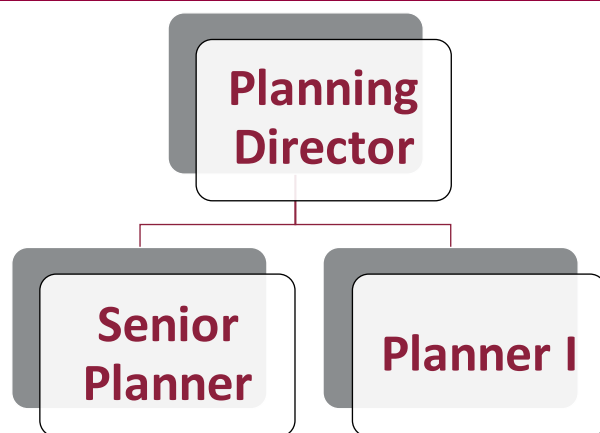
Community Development Administration						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	458,441	435,723	503,779	385,263	(118,516)	-23.5%
Overtime	-	237	500	1,000	500	100.0%
Benefits ¹	241,318	202,179	226,145	177,331	(48,814)	-21.6%
Car Allowance ¹	6,000	6,000	6,000	3,000	(3,000)	-50.0%
Total Personnel	705,759	644,139	736,424	566,594	(169,830)	-23.1%
Operating						
Subscriptions and Memberships	2,377	2,045	5,200	3,000	(2,200)	-42.3%
Education and Travel	798	6,192	6,500	6,500	-	0.0%
Bank Charges	-	7,649	12,820	12,820		0.0%
Repairs, Maintenance, and Supplies	-	-	500	-	(500)	-100.0%
Information Technology Equipment (Interfund)	7,005	15,192	10,878	9,218	(1,660)	-15.3%
Vehicle Operating Costs (Interfund)	3,721	5,071	5,623	6,288	665	11.8%
Communications and Telephone	1,209	1,339	1,216	1,193	(23)	-1.9%
Professional Services	-	12,375	21,500	15,000	(6,500)	-30.2%
Special Development Projects	-	2,435	27,565	10,000	(17,565)	-63.7%
Economic Development Promotions	35	-	10,000	10,000	-	0.0%
Miscellaneous Supplies	584	1,023	1,000	1,000	-	0.0%
Miscellaneous Services	7	1,385	500	500	-	0.0%
Total Operating	15,736	54,706	103,302	75,519	(27,783)	-26.9%
Capital						
Fleet Vehicle Replacement (Interfund)	2,371	2,116	3,401	3,401	-	0.0%
TOTAL EXPENDITURES	\$ 723,866	\$ 700,961	\$ 843,127	\$ 645,514	\$ (197,613)	-23.4%

1 FY2024 Moved FTE to Administration department

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Community Development Director	1.00	1.00	1.00	1.00
Economic Development Director	1.00	1.00	1.00	0.00
Executive Assistant	1.00	0.50	0.50	0.50
Project Site Coordinator*	1.00	1.00	1.00	1.00
Community Development Support Technician	2.00	2.00	2.00	2.00
TOTAL COMMUNITY DEVELOPMENT ADMIN	6.00	5.50	5.50	4.50

Community Development—Planning and Zoning



DEPARTMENT DESCRIPTION

The Planning and Zoning Division is responsible for providing effective, transparent, and efficient professional services to the public. The Division also ensures compliance with Midvale City’s Municipal Code for all building plans, subdivision plans, land use and zone amendments, *etc.* In addition, the division is charged with creation and modification of the City’s General Plans and other planning documents.

BUDGET

Planning and Zoning						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries	216,630	242,369	270,076	259,018	(11,058)	-4.1%
Overtime	162	280	1,000	400	(600)	-60.0%
Benefits ¹	81,179	109,584	129,209	151,708	22,499	17.4%
Car Allowance	-	-	-	-	-	0.0%
Total Personnel	297,971	352,233	400,285	411,126	10,841	2.7%
Operating						
Subscriptions and Memberships	674	618	3,000	2,000	(1,000)	-33.3%
Education and Travel	-	878	10,000	7,500	(2,500)	-25.0%
Repairs, Maintenance, and Supplies	-	-	500	-	(500)	-100.0%
Information Technology Equipment (Interfund)	7,189	13,275	8,457	9,023	566	6.7%
Communications and Telephone	10	326	1,500	1,500	-	0.0%
Professional Services	32,030	28,381	35,000	10,000	(25,000)	-71.4%
Contract Labor	-	-	400	-	-	-
Special Development Projects	-	-	1,000	-	(1,000)	-100.0%
Miscellaneous Supplies	273	994	2,000	2,000	-	0.0%
Miscellaneous Services	-	-	500	500	-	0.0%
Planning Commission Misc	-	-	-	3,500	3,500	0.0%
Total Operating	40,176	44,472	62,357	36,023	(25,934)	-42.2%
TOTAL EXPENDITURES	\$ 338,147	\$ 396,705	\$ 462,642	\$ 447,149	\$ (15,093)	-3.3%

At a Glance:

Total Budget: \$447,149 | Full-Time Equivalent Employees: 3

Community Development—Planning and Zoning

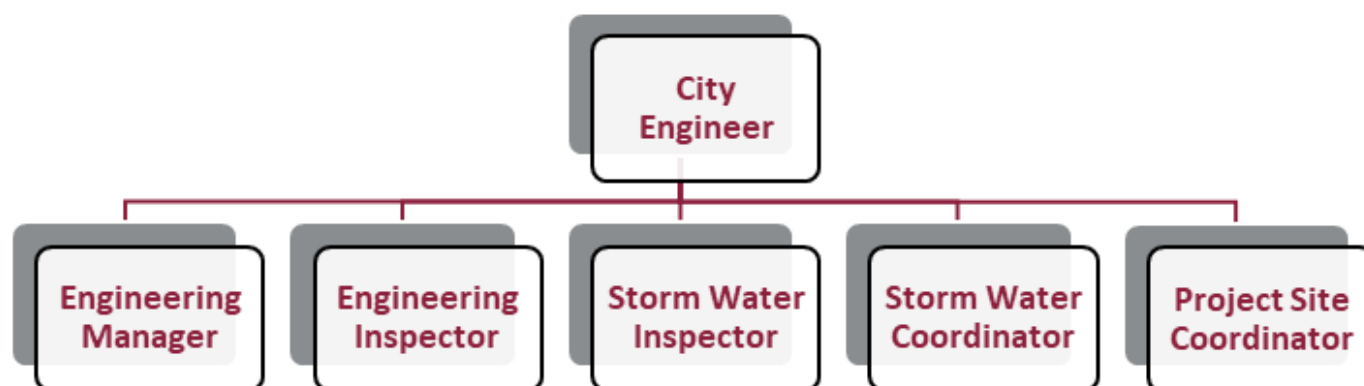
BUDGET CONTINUE

1 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative
				FY2024
City Planner	1.00	1.00	1.00	1.00
Senior Planner	1.00	1.00	1.00	1.00
Planner I/II	1.00	1.00	1.00	1.00
TOTAL PLANNING AND ZONING	3.00	3.00	3.00	3.00

Community Development—Engineering



BUDGET

Engineering						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	116,455	79,649	85,206	89,370	4,164	4.9%
Benefits ²	42,163	23,795	23,939	25,972	2,033	8.5%
Uniform Allowance	1,951	2,409	2,500	3,500	1,000	40.0%
Total Personnel	160,569	105,853	111,645	118,842	7,197	6.4%
Operating						
Subscriptions and Memberships	820	210	600	600	-	0.0%
Education and Travel	757	9,408	10,600	7,500	(3,100)	-29.2%
Information Technology Equipment (Interfund)	6,772	14,380	10,072	5,986	(4,086)	-40.6%
Vehicle Operating Costs (Interfund)	7,442	10,142	11,247	12,576	1,329	11.8%
Communications and Telephone	1,688	2,649	3,000	(500)	(3,500)	-116.7%
Professional Services	28,313	3,052	39,000	18,900	(20,100)	-51.5%
Engineering Supplies	642	550	1,600	1,000	(600)	-37.5%
Computer Software	-	9,826	-	-	-	0.0%
Miscellaneous Supplies	576	923	500	500	-	0.0%
Miscellaneous Services	50	-	500	500	-	0.0%
Total Operating	47,060	51,140	77,119	47,062	(30,057)	-39.0%
Capital						
Fleet Vehicle Replacement (Interfund)	13,115	13,434	22,791	15,711	(7,080)	-31.1%
TOTAL EXPENDITURES	\$ 220,744	\$ 170,427	\$ 211,555	\$ 181,615	\$ (29,940)	-14.2%

At a Glance:

Total Budget: \$181,615 | Full-Time Equivalent Employees: .75

Community Development—Engineering

BUDGET CONTINUED

1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
City Engineer	0.25	0.25	0.25	0.25
Engineering Manager	0.50	0.50	0.50	0.50
GIS Manager	0.35	0.35	0.00	0.00
GIS Specialist I	0.35	0.35	0.00	0.00
TOTAL ENGINEERING	1.45	1.45	0.75	0.75

Community Development—Code Enforcement

DEPARTMENT DESCRIPTION

Code Enforcement is provided by the Unified Police Department, which is funded in the Public Safety budget.

BUDGET

Code Enforcement						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries	-	-	-	-	-	0.0%
Benefits	2,718	-	-	-	-	0.0%
Total Personnel	2,718	-	-	-	-	0.0%
Operating						
Subscriptions and Memberships	-	-	300	-	(300)	-100.0%
Education and Travel	-	-	500	-	(500)	-100.0%
Information Technology Equipment (Interfund)	148	3,008	2,101	561	(1,540)	-73.3%
Vehicle Operating Costs (Interfund)	-	-	-	-	-	0.0%
Miscellaneous Supplies	-	-	1,000	500	(500)	-50.0%
Miscellaneous Services	350	-	1,000	1,000	-	0.0%
Total Operating	498	3,008	4,901	2,061	(2,840)	-57.9%
TOTAL EXPENDITURES	\$ 3,216	\$ 3,008	\$ 4,901	\$ 2,061	\$ (2,840)	-57.9%

At a Glance:

Total Budget: \$2,061 | Full-Time Equivalent Employees: 0

Community Development—Building Inspection

DEPARTMENT DESCRIPTION

The City contracts out the bulk of their building inspection services to a professional engineering company. In Fiscal Year 2024 the City is planning on hiring an in-house Building Plan Reviewer. In addition to FTE, the department's budget includes payments to the engineering company and other incidental costs related to the building inspection process.

BUDGET

Building Inspection						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Personnel						
Salaries ¹	-	-	34,125	42,279	8,154	23.9%
Benefits ¹	-	-	20,815	17,487	(3,328)	-16.0%
Total Personnel	-	-	54,940	59,765	4,825	8.8%
Operating						
Uniform allowance ¹	-	-	-	600	600	0.0%
Subscriptions and memberships ¹	-	-	-	200	200	0.0%
Travel ¹	-	-	-	1,000	1,000	0.0%
Repairs, Maintenance, and Supplies	-	-	1,500	-	(1,500)	-100.0%
Information Technology Equipment (Interfund)	4	16	32	180	148	462.5%
Communications and Telephone	323	-	174	68	(106)	-61.0%
Professional Services	358,949	211,744	286,900	286,900	-	0.0%
Miscellaneous Supplies	-	-	500	500	-	0.0%
Miscellaneous Services	-	-	500	500	-	0.0%
Total Operating	359,276	211,760	289,606	289,948	342	0.1%
Capital						
Fleet Vehicle Replacement (Interfund)	-	-	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 359,276	\$ 211,760	\$ 344,546	\$ 349,713	\$ 5,167	1.5%

1 FY2024 Addition of a Building Plan Review FTE

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Building Plan Reviewer	0.00	0.00	0.35	0.60
TOTAL BUILDING INSPECTION	0.00	0.00	0.35	0.60

At a Glance:

Total Budget: \$349,713 | Full-Time Equivalent Employees: .6

Debt Service Funds



Debt Service Fund

BUDGET

Debt Service Fund						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Interest Revenue	-	275	-	-	-	0.0%
Loan Payment - Developer	-	245,331	245,331	245,331	-	0.0%
Transfer From General Fund	-	1,156,098	1,157,961	1,134,725	(23,236)	-2.0%
Transfer from Bingham Junction Area	-	-	-	449,131	449,131	0.0%
TOTAL REVENUES	-	1,401,704	1,403,292	1,829,187	425,895	30.3%
Expenditures:						
Trustee and Bond Related Fees	-	4,550	6,000	6,000	-	0.0%
Lease Payment to MBA	-	372,898	374,961	352,724	(22,237)	-5.9%
Debt Service Principal	-	703,717	1,080,382	1,060,149	(20,233)	-1.9%
Debt Service Interest	-	318,814	391,081	410,314	19,233	4.9%
TOTAL EXPENDITURES	-	1,399,979	1,852,424	1,829,187	(23,237)	-1.3%
NET REVENUES OVER/(UNDER)						
EXPENDITURES	-	1,725	(449,132)	-	449,132	

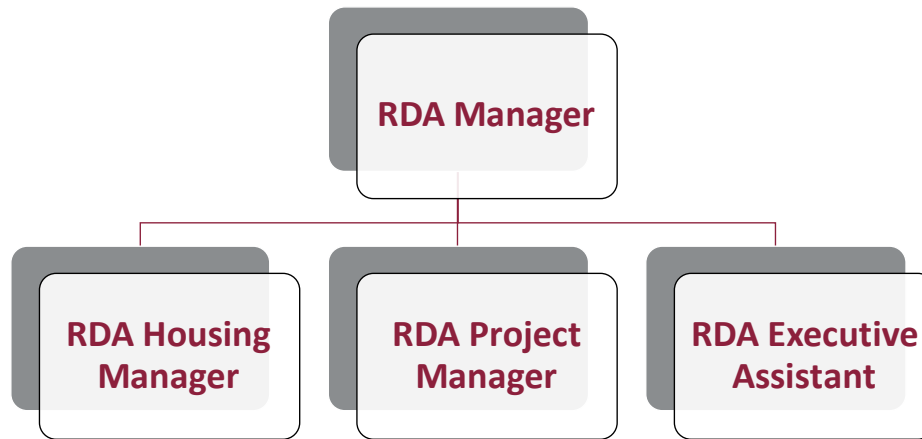
At a Glance:

Total Budget: \$1,829,187 | Full-Time Equivalent Employees: 0

Special Revenue Funds



Redevelopment Agency—Operations



BUDGET

Redevelopment Agency - Operations						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Interest Earnings	3,524	(1,814)	2,000	2,000	-	0.0%
Miscellaneous revenue	200	200	-	-	-	0.0%
Transfer from other RDA accts	718,749	790,264	735,752	729,103	(6,649)	-0.9%
Contribution from Fund Balance	-	-	1,438	114,153	112,715	7838.3%
TOTAL REVENUES	\$ 722,473	\$ 788,650	\$ 739,190	\$ 845,256	\$ 106,066	14.3%
Expenditures:						
Personnel						
Salaries	239,540	189,489	272,646	297,991	25,345	9.3%
Benefits	149,206	98,152	146,513	155,483	8,970	6.1%
Total Personnel	388,746	287,641	419,159	453,474	34,315	8.2%
Operating						
Subscriptions and Memberships	310	920	1,680	1,200	(480)	-28.6%
Education and Travel	95	977	15,000	15,000	-	0.0%
Equipment, Supplies, and Maintenance	537	3,161	5,000	3,000	(2,000)	-40.0%
Information Technology Equipment (Interfund)	3,612	8,977	5,960	5,928	(32)	-0.5%
Communications and Telephone	1,232	1,093	800	1,267	467	58.4%
Professional Services	42,453	58,002	50,000	72,600	22,600	45.2%
Administrative Fee (Interfund)	262,988	233,158	241,591	292,787	51,196	21.2%
Total Operating	311,227	306,288	320,031	391,782	71,751	22.4%
TOTAL EXPENDITURES	\$ 699,973	\$ 593,929	\$ 739,190	\$ 845,256	\$ 106,066	14.3%
NET REVENUES OVER/(UNDER) EXPENDITURES						
	\$ 22,500	\$ 194,721	\$ -	\$ (0)	\$ (0)	

At a Glance:

Total Budget: \$845,256 | Full-Time Equivalent Employees: 3.4

Redevelopment Agency—Operations

BUDGET CONTINUED

1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
RDA Manager	1.00	1.00	1.00	1.00
RDA Housing Project Manager	1.00	0.40	0.40	0.40
RDA Project Manager	1.00	0.50	1.00	1.00
Executive Assistant	1.00	0.50	0.50	0.50
CD Executive Assistant	0.00	0.50	0.50	0.50
TOTAL BUSINESS LICENSING	4.00	2.90	3.40	3.40

Redevelopment Agency—Bingham Junction

FUND DESCRIPTION

The Bingham Junction Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 390 acres in the northwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Bingham Junction Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

BUDGET

Redevelopment Agency - Bingham Junction Project Area						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Tax Increment Revenue	677,947	586,421	592,800	618,516	25,716	4.3%
Contributions From Other Governments (Tax Increment)	7,115,557	6,893,701	7,007,200	7,311,175	303,975	4.3%
Interest Earnings	82,312	12,818	40,000	80,000	40,000	100.0%
Bond Interest Revenue	6,408	-	-	-	-	0.0%
Transfer from other RDA accts	-	50,207	-	-	-	0.0%
Sundry Revenues	29,200	-	-	-	-	0.0%
Contribution from Fund Balance	-	-	987,494	880,407	(107,087)	-10.8%
TOTAL REVENUES	\$ 7,911,424	\$ 7,543,147	\$ 8,627,494	\$ 8,890,098	\$ 262,604	3.0%
Expenditures:						
Professional Services	9,828	1,000	-	-	-	0.0%
Developer reimbursement	1,366,573	1,586,103	1,242,000	800,000	(442,000)	-35.6%
Public Art - P/Y	-	-	90,000	170,000	80,000	88.9%
Infrastructure imprvmnts - C/Y	6,938	4,694	-	-	-	0.0%
City Hall Plaza Project	-	-	-	1,475,000	1,475,000	0.0%
Public Improvements	-	-	1,625,000	75,000	(1,550,000)	-95.4%
Debt service principal	1,960,000	2,039,000	2,120,000	2,207,000	87,000	4.1%
Interest on bonds	1,514,685	1,439,715	1,359,992	1,275,772	(84,220)	-6.2%
Transfer to Administration	685,267	571,123	620,502	604,903	(15,599)	-2.5%
Transfer to Citywide Housing	500,000	1,952,000	1,520,000	1,982,423	462,423	30.4%
Transfer to Jordan Bluffs Proj	93,333	-	-	-	-	0.0%
Transfer to Main St Proj	286,750	1,631,730	50,000	300,000	250,000	500.0%
Transfer to BJ Bond Proj Fund	4,577,601	-	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 11,000,975	\$ 9,225,365	\$ 8,627,494	\$ 8,890,098	\$ 262,604	3.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	(3,089,551)	(1,682,218)	(987,494)	(880,407)	-	

At a Glance:

Total Budget: \$8,890,098 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Jordan Bluffs

FUND DESCRIPTION

The Jordan Bluffs Project Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on August 10, 2004. The project area encompasses 268 acres in the southwest corner of the City. This project area consists primarily of the Midvale Slag Superfund Site, which completed major cleanup activities by 2007.

The Jordan Bluffs Project Area provides for collection of 80 percent of the property tax increment generated for a period of 25 years. The primary purpose of the project area is to address the extraordinary costs imposed on the property as a former Superfund site, as well as the construction of infrastructure to prepare the area for development activities.

BUDGET

Redevelopment Agency - Jordan Bluffs Project Area						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Contributions from Other Governments	771,394	1,237,271	2,120,600	2,290,248	169,648	8.0%
Property Tax Revenue	65,650	105,142	179,400	193,752	14,352	8.0%
Interest revenue	2,953	(2,810)	5,000	20,000	15,000	300.0%
Transfer from other RDA funds	93,333	-	-	-	-	0.0%
Contribution from Fund Balance	-	-	-	224,932	224,932	0.0%
TOTAL REVENUES	\$ 933,330	\$ 1,339,603	\$ 2,305,000	\$ 2,728,932	\$ 423,932	18.4%
Expenditures:						
Infrastructure	-	71,676	-	-	-	0.0%
Professional Services	127,474	121,775	112,000	112,000	-	0.0%
Developer Reimbursement	-	-	650,000	950,000	300,000	46.2%
Taxing Entity Tax Payments	167,409	268,493	460,000	496,800	36,800	8.0%
Public Art	-	-	-	50,000	50,000	0.0%
Public Improvements	-	-	-	50,000	50,000	0.0%
Transfer to Administration	33,482	43,603	115,250	124,200	8,950	7.8%
Transfer to Citywide Housing	133,927	174,413	368,000	496,800	128,800	35.0%
Transfer to Debt Service Fund	-	-	449,132	449,132	-	0.0%
Contribution to Fund Balance	-	-	150,618	-	(150,618)	-100.0%
TOTAL EXPENDITURES	\$ 462,292	\$ 679,960	\$ 2,305,000	\$ 2,728,932	\$ 423,932	18.4%
NET REVENUES OVER/(UNDER) EXPENDITURES	471,038	659,643	150,618	(224,932)	-	

At a Glance:

Total Budget: \$2,728,932 | Full-Time Equivalent Employees: 0

Redevelopment Agency—Main Street

FUND DESCRIPTION

The Main Street Community Development Area was adopted by the Redevelopment Agency of Midvale City and the Board of Directors on November 17, 2015. In 2021, the taxing entities entered into Interlocal Cooperation Agreements with the Agency whereby they participate 60 percent of their tax increment for 20 years. The Area was triggered to begin collecting tax increment and will receive its first distribution of tax increment from TY2024 payments.

The Redevelopment Agency's goal in this project is to create an arts and culture district. This will be accomplished by stabilizing the housing stock, upgrading infrastructure, improving parking, and adding new commercial uses through rehabilitation of existing buildings and new development. The Agency also has a sharp focus on community engagement, outreach, events, and supporting public art initiatives.

BUDGET

Redevelopment Agency - Main Street Project Area

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Rent and Concessions	-	2,600	-	-	-	0.0%
Revolving Loan Program	-	-	-	77,968	77,968	0.0%
Interest Revenue	325	(4,413)	-	30,000	30,000	0.0%
Sale of Properties Held for Resale	-	-	-	288,000	288,000	0.0%
Transfer from other RDA A/C	286,750	1,631,730	50,000	300,000	250,000	500.0%
Contribution from Fund Balance	-	-	1,377,600	160,032	(1,217,568)	-88.4%
Transfer from General Fund	6,000	-	-	-	-	0.0%
TOTAL REVENUES	\$ 293,075	\$ 1,629,917	\$ 1,427,600	\$ 856,000	\$ (571,600)	0.0%
Expenditures:						
Project Area improvements	168	177	10,000	189,000	179,000	1790.0%
Professional Services	29,121	34,765	65,000	20,000	(45,000)	-69.2%
Miscellaneous Supplies	-	1,536	2,000	2,000	-	0.0%
Revolving Loan Program	-	20	1,250,000	500,000	(750,000)	-60.0%
Property Acquisition	248,469	148	-	-	-	0.0%
Public Art	-	147,130	70,600	115,000	44,400	62.9%
Events and Promotion	-	6,894	30,000	30,000	-	0.0%
TOTAL EXPENDITURES	\$ 277,758	\$ 190,670	\$ 1,427,600	\$ 856,000	\$ (571,600)	0.0%
NET REVENUES OVER/(UNDER) EXPENDITURES	15,317	1,439,247	-	-	-	

At a Glance:

Total Budget: \$856,000 | Full-Time Equivalent Employees: 0

Redevelopment Agency—City-Wide Housing

FUND DESCRIPTION

The Redevelopment Agency of Midvale City is charged with leading the City's housing-related efforts through the establishment of policies and the administration of programs, including the preparation and implementation of the Midvale City Housing Plan and the Neighborhood Housing Improvement Program. The Agency has assumed the lead role in housing policy and development, because it is the primary funding source for moderate to low-income housing in Midvale. These housing funds are primarily generated by a required 20 percent housing set-aside in the Bingham Junction Project Area and Jordan Bluffs Project Area.

BUDGET

Redevelopment Agency - City-Wide Housing						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Interest revenue	16,190	(17,488)	8,000	40,000	32,000	400.0%
Lease revenue - Applewood	-	17,897	14,055	14,055	-	0.0%
Transfer from other RDA account	633,927	2,325,097	1,888,000	2,479,223	591,223	31.3%
Grants Slco Affordable Housing	-	-	-	100,000	100,000	0.0%
Contribution from Fund Balance	-	-	681,402	717,915	36,513	5.4%
TOTAL REVENUES	\$ 650,117	\$ 2,325,506	\$ 2,591,457	\$ 3,351,193	\$ 759,736	29.3%
Expenditures:						
Salaries	-	37,326	45,816	48,345	2,529	5.5%
Benefits	-	17,669	17,399	19,606	2,207	12.7%
Equipment, Supplies, and Maint	-	1,800	2,000	2,000	-	0.0%
Communications/Telephone	-	159	242	242	-	0.0%
Housing Programs Administrative Services (contract)	-	-	-	35,000	35,000	0.0%
Affordable Housing Incentives	83,037	135,527	2,000,000	2,600,000	600,000	30.0%
Housing Programs	-	-	275,000	285,000	10,000	3.6%
Recreation Amenity Program	-	-	100,000	100,000	-	0.0%
Homeownership/Landlord Education	-	-	1,000	1,000	-	0.0%
Home Repair Loan Program	-	-	150,000	260,000	110,000	73.3%
TOTAL EXPENDITURES	\$ 83,037	\$ 192,481	\$ 2,591,457	\$ 3,351,193	\$ 759,736	29.3%
NET REVENUES OVER/(UNDER) EXPENDITURES	567,080	2,133,025	(681,402)	(717,915)	(36,513)	

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
RDA Housing Project Manager	0.00	0.60	0.60	0.60
TOTAL BUSINESS LICENSING	-	0.60	0.60	0.60

At a Glance:

Total Budget: \$3,351,193 | Full-Time Equivalent Employees: .60

Municipal Building Authority (MBA)

FUND DESCRIPTION

The MBA issued bonds in October 2012 which provided construction funds of \$7,653,500. Midvale City contributed \$1,506,500 to the MBA from the sale of the former City Hall property (655 W Center St) and the Fire Station at 607 E 7200 S. Contributions from other City funds totaled \$606,800. Combining these funding sources, \$9,766,800 was available for three major capital projects: City Hall/Justice Court, City Park improvements, and City-wide Street Lighting. All three projects were completed in fiscal year 2015.

Debt service on the MBA bonds is paid by the MBA with lease revenue from other City funds. In 2013, the MBA acquired a building in the City Park and leased it to the Boys & Girls Club. In 2017, the MBA acquired the former Midvale Middle School seminary building on Wasatch St. and leased it to the Community Action Program. Revenue from these leases reduces the annual lease payment required from the General Fund.

BUDGET

Municipal Building Authority						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Lease Revenue - Boys and Girls Club	70,308	70,308	70,308	70,308	-	0.0%
Lease Revenue - Streetlighting Fund	211,000	211,000	211,000	211,000	-	0.0%
Lease Revenue - Midvale City	370,006	372,898	374,961	352,724	(22,237)	-5.9%
Lease Revenue - Head Start	24,000	24,000	24,000	24,000	-	0.0%
Interest revenue - Bond Proceeds	3,088	-	-	-	-	-
Interest Earnings	1,820	147	1,000	18,000	17,000	1700.0%
TOTAL REVENUES	\$ 680,222	\$ 678,353	\$ 681,269	\$ 676,032	\$ (5,237)	-0.8%
Expenditures:						
Operating						
Professional Services	2,520	2,520	6,100	3,100	580	-49.2%
Debt Service						
Debt Service - Principal	490,000	500,000	510,000	520,000	20,000	2.0%
Debt Service - Interest	185,806	175,906	165,169	152,932	(22,974)	-7.4%
Total Debt Service	675,806	675,906	675,169	672,932	(2,974)	-0.3%
TOTAL EXPENDITURES	\$ 678,326	\$ 678,426	\$ 681,269	\$ 676,032	\$ (2,394)	-0.8%
NET REVENUES OVER/(UNDER) EXPENDITURES						
	1,896	(73)	-	-	(2,843)	
FUND BALANCE - BEGINNING						
	661,360	663,256	663,183	663,183	-	0.0%
FUND BALANCE - ENDING						
	\$ 663,256	\$ 663,183	\$ 663,183	\$ 663,183	\$ -	0.0%

At a Glance:

Total Budget: \$676,032 | Full-Time Equivalent Employees: 0

Capital Projects



Capital Projects

FUND DESCRIPTION

The Capital Projects fund accounts for financial resources to be used for the acquisition of major capital facilities (other than those financed by enterprise or internal service fund activities).

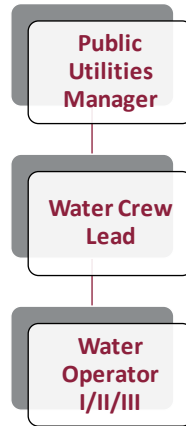
BUDGET

Capital Projects Fund						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Sales tax	866,793	1,000,875	1,000,000	1,000,000	-	0.0%
CDBG Grant	-	160,000	-	-	-	0.0%
State Transportation Funds	-	500,000	-	-	-	0.0%
UDOT Grant	-	69,000	-	-	-	0.0%
WFRC Grant	-	-	105,000	105,000	-	0.0%
Interest Earnings	20,514	(4,206)	-	-	-	0.0%
Proceeds from sale of assets	-	-	-	-	-	0.0%
Proceeds from borrowings	2,163,893	5,500,000	-	-	-	0.0%
Transfer from GF	196,887	1,249,526	987,600	-	(987,600)	-100.0%
Contribution - Highway Funds	-	-	500,000	500,000	-	0.0%
Use of Fund Balance	-	-	1,736,747	505,515	(1,231,232)	-70.9%
TOTAL REVENUES	\$ 3,248,087	\$ 8,475,195	\$ 4,329,347	\$ 2,110,515	\$ (2,218,832)	-51.3%
Expenditures:						
City Bldg Improvements	24,163	-	73,000	-	(73,000)	-100.0%
Sidewalk/Curb/Gutter replace	146,220	-	200,000	210,000	10,000	5.0%
Art House Improvements	-	1,253	37,747	-	(37,747)	-100.0%
Facility Maintenance	-	-	109,600	95,425	(14,175)	-12.9%
Midvale City Park improvements	10,492	29,087	250,000	-	(250,000)	-100.0%
Parks Master Plan/Impact Fee Study	-	-	80,000	-	(80,000)	-100.0%
Transportation Master Plan/Impact Fee Study	-	-	80,000	-	(80,000)	-100.0%
Main Street Utility Upgrades	-	-	100,000	-	(100,000)	-100.0%
Community Center/Bowery	466,818	-	-	-	-	0.0%
7200 S. Gateway Project	-	-	166,000	-	(166,000)	-100.0%
WFRC Visioning Grant Match	-	14,000	-	-	-	0.0%
UDOT Canal Trails Grant Match	-	-	75,000	-	(75,000)	-100.0%
Jordan River trail improvement	-	41,945	-	-	-	0.0%
Fort Union Corridor Study	-	-	115,000	-	(115,000)	-100.0%
City's general plans and land use policies	-	-	-	150,000	150,000	0.0%
Christmas decorations	-	4,664	25,000	-	(25,000)	-100.0%
Main/Wasatch intersection stud	7,796	-	-	-	-	0.0%
Marquee sign	55,905	-	-	-	-	0.0%
Midvale Mural Program	-	1,500	23,000	-	(23,000)	-100.0%
Community swimming pool	-	-	200,000	200,000	-	0.0%
CDBG Project - ADA Ramps	63,066	242,529	-	-	-	0.0%
Parking Structure Loans	2,163,893	5,500,000	-	-	-	0.0%
Pavement Management	748,138	36,721	2,080,000	840,000	(1,240,000)	-59.6%
Bridge over the Salt Lake and Jordan Canal on 8000	-	-	-	115,090	115,090	0.0%
HB244 Transportation Projects	-	-	500,000	500,000	-	0.0%
Transfer to IT Fund	-	100,000	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 3,686,491	\$ 5,971,699	\$ 4,329,347	\$ 2,110,515	\$ (2,218,832)	-51.3%
NET REVENUES OVER/(UNDER) EXPENDITURES	(438,404)	2,503,496	-	-	-	

Enterprise Funds



Public Works—Water



DIVISION DESCRIPTION

The Water Division is accountable for providing safe and reliable culinary water to the nearly 9000 metered connections within Midvale, in compliance with all state and federal standards.

The division is responsible for all water system maintenance and operations, responding to emergency calls and system needs 24 hours a day, seven days a week.

At a Glance:

Total Budget: \$11,994,187 | Full-Time Equivalent Employees: 10.60

Public Works—Water

BUDGET

Water Utility Fund

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Water User Charges	5,535,192	2,537,554	2,881,367	2,963,063	81,696	2.8%
Water user charges - Consumption	-	2,869,641	3,737,059	3,737,059	-	0.0%
Water User Charges-City Owned	-	45,594	100,081	100,081	-	0.0%
Utility Billing Write-Offs	(194)	-	-	-	-	0.0%
Water Connection Fees	42,320	51,500	61,800	61,800	-	0.0%
Water Reconnection Fees	26,436	8,400	46,350	46,350	-	0.0%
Service Charges	48,172	48,629	55,790	55,790	-	0.0%
Impact Fees	-	-	152,395	-	(152,395)	-100.0%
Hydrant Rental	44,975	8,073	20,600	10,000	(10,600)	-51.5%
Miscellaneous	3,824	(41)	1,000	-	(1,000)	-100.0%
IRS Debt Service Subsidy (Build America Bonds)	49,170	-	-	-	-	0.0%
Interest Revenue	15,894	(3,335)	8,600	100,000	91,400	1062.8%
Interest Revenue-Bond Proceeds	3,576	-	-	-	-	0.0%
Bond Premium Amortization	45,319	40,224	-	-	-	0.0%
American Rescue Plan Act	-	2,019,299	2,019,299	-	(2,019,299)	-100.0%
Proceeds from sale of bonds	-	-	5,300,000	5,300,000	-	0.0%
TOTAL REVENUES	\$ 5,814,684	\$ 7,625,538	\$ 14,384,341	\$ 12,374,143	\$ (2,010,198)	-14.0%

Expenditures:

Personnel						
Salaries	669,313	709,155	787,915	738,768	(49,147)	-6.2%
Overtime	10,996	15,896	20,000	18,100	(1,900)	-9.5%
Benefits	388,653	377,622	395,412	367,082	(28,330)	-7.2%
Pension Expense	(10,693)	(124,122)	-	-	-	0.0%
Uniform Allowance	4,062	3,980	8,240	4,400	(3,840)	-46.6%
Total Personnel	1,062,331	982,531	1,211,567	1,128,350	(83,217)	-6.9%
Operating						
Subscriptions and Memberships	2,136	1,613	4,172	2,000	(2,172)	-52.1%
Education and Travel	5,633	15,310	15,000	6,000	(9,000)	-60.0%
Postage	17,369	33,944	30,000	20,400	(9,600)	-32.0%
Bank Charges	-	46,027	42,940	42,940	-	0.0%
Equipment and Building - Repairs, Maintenance, and Su	66,084	55,274	56,650	63,800	7,150	12.6%
Miscellaneous Supplies	449	-	-	-	-	0.0%
Medical and Safety Supplies	3,018	1,603	6,240	1,500	(4,740)	-76.0%
Information Technology Equipment (Interfund)	4,179	10,607	7,910	12,863	4,953	62.6%
Vehicle Operating Costs (Interfund)	63,264	86,209	95,597	106,896	11,299	11.8%
Lease of Public Works Space (Interfund)	14,000	14,000	14,000	14,000	-	0.0%
Electricity	183,442	175,287	247,200	177,600	(69,600)	-28.2%
Communications and Telephone	7,386	7,141	8,867	6,558	(2,309)	-26.0%
Professional Services	30,695	9,846	60,153	27,600	(32,553)	-54.1%
Administrative Charge (Interfund)	559,189	651,862	671,418	696,926	25,508	3.8%
Water Sampling	38,975	20,742	36,400	27,700	(6,700)	-83.8%
Backflow Testing	4,118	159	8,000	1,300	-	0.0%
Well Equipment and Maintenance	10,071	7,698	16,000	16,000	-	0.0%
Fluoridation System Maintenance	18,870	13,701	34,750	25,000	(9,750)	-28.1%
Chlorine equipment and maintenance	-	-	(30,000)	-	30,000	-100.0%
System Maintenance, Repair, and Supplies	95,283	115,241	28,750	100,000	71,250	247.8%
Wholesale Water	1,355,892	1,249,684	1,620,000	1,680,000	60,000	3.7%
Damage Contingency	15,608	-	5,000	-	(5,000)	-100.0%
SCADA Maintenance	-	-	6,000	-	(6,000)	-100.0%
Generator Maintenance	-	443	3,700	3,700	-	0.0%
Miscellaneous Services	5,863	92,420	7,500	46,700	39,200	522.7%
Bad Debt Expense	-	3,154	5,000	600	(4,400)	-88.0%
Jordan Valley Water Conservancy District Storage	96,000	96,000	96,000	38,400	(57,600)	-60.0%
Total Operating	2,597,524	2,707,965	3,097,247	3,118,483	29,936	0.7%

Public Works—Water

BUDGET CONTINUED

Water Utility Fund Continued

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Capital Projects						
Fleet Vehicle Replacement (Interfund)	60,100	74,758	105,495	202,141	96,646	91.6%
Vehicles	-	-	-	-	-	0.0%
Sewer System Maintenance	-	-	-	-	-	0.0%
Meters and Related Supplies	2,325	(214,723)	53,985	13,000	(40,985)	-75.9%
Water Vault Upgrades	-	-	-	-	-	0.0%
	-	8,640	199,360	-	(199,360)	-100.0%
Water Master Plan Projects	-	-	5,261,364	5,261,364	-	0.0%
Other Capital Projects	-	12,868	987,132	750,000	(237,132)	-24.0%
Depreciation	995,659	1,017,380	-	-	-	0.0%
Total Capital Projects	1,058,084	898,923	6,607,336	6,226,505	(380,831)	-5.8%
Debt Service						
Bond Issuance Costs	40,292	-	106,000	106,000	-	0.0%
Debt Service - Principal	-	(32,420)	1,039,400	1,087,300	47,900	4.6%
Debt Service - Interest	475,029	367,900	353,178	327,548	(25,630)	-7.3%
Amortization of Bond Discount and/or Premium	5,655	5,655	-	-	-	0.0%
Capitalized Interest	-	-	-	-	-	0.0%
Total Debt Service	520,976	341,135	1,498,578	1,520,848	22,270	1.5%
Transfer to Fleet Fund	100,000	-	-	-	-	0.0%
TOTAL EXPENDITURES	\$ 5,338,915	\$ 4,930,554	\$ 12,414,728	\$ 11,994,187	\$ (411,841)	-3.4%
NET REVENUES OVER/(UNDER) EXPENDITURES	475,769	2,694,984	1,969,613	379,956	(1,598,357)	

Public Works—Water

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Public Works Director	0.20	0.20	0.20	0.20
Operations Superintendent	0.25	0.25	0.25	0.25
Public Utilities Manager	0.50	0.50	0.50	0.50
City Engineer	0.25	0.25	0.25	0.25
Engineering Manager	0.10	0.10	0.10	0.10
GIS Manager	0.25	0.25	0.25	0.25
GIS Specialist I	0.25	0.25	0.25	0.25
Engineering Inspector I	0.40	0.40	0.40	0.40
Water Crew Lead	1.00	1.00	1.00	1.00
Wastewater Crew Lead	0.10	0.10	0.10	0.10
Sample Tech/Cross Connection Administrator	1.00	1.00	1.00	1.00
Water Operator I/II/III	5.50	4.50	4.50	4.10
Wastewater Operator I/II	0.30	0.30	0.30	0.30
City Treasurer	0.30	0.30	0.30	0.30
Water Meter Technician	0.00	1.00	1.00	0.40
Finance Clerk	0.70	0.70	0.70	0.70
Water Utility Construction Crew Lead	1.00	1.00	1.00	0.50
TOTAL WATER FUND	12.10	12.10	12.10	10.60

Public Works—Sewer



DIVISION DESCRIPTION

The Sewer Division provides wastewater collection service for approximately one-third of the City. The division is responsible for all maintenance and operation of the City’s sewer system. The Sewer Division conducts routine video inspection of the sewer lines to identify breaks, bellies, protruding laterals, blockages, and other needed repairs.

The division also operates and maintains three sewer lift stations that pump wastewater under the Jordan River to South Valley Water Reclamation Facility. The division routinely unplugs pump blockages and replaces parts.

At a Glance:

Total Budget: \$4,034,932 | Full-Time Equivalent Employees: 7.25

Public Works—Sewer

BUDGET

Sewer Utility Fund						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Sewer User Charges	2,792,422	2,287,786	2,541,893	2,744,927	203,034	8.0%
Sewer User Charges-City Owned	-	2,529	8,067	8,712	645	8.0%
Sewer User Charges - Consumption	-	760,982	763,254	828,986	65,732	8.6%
Utility Billing Write-Offs	(194)	-	-	-	-	0.0%
Sewer Connection Fees	2,900	2,000	30,900	32,000	1,100	3.6%
Service Charges and Late Fees	15,751	19,464	14,853	15,706	853	5.7%
Miscellaneous	-	-	-	-	-	0.0%
Interest Revenue	3,390	(1,631)	8,472	20,000	11,528	136.1%
Interest Revenue-Bond Proceeds	6,310	-	-	-	-	0.0%
Bond Premium Amortization	11,397	11,397	-	-	-	0.0%
Proceeds from bond issuance	-	-	1,500,000	1,500,000	-	0.0%
Use of Fund Balance	-	-	380,142	-	(380,142)	-100.0%
TOTAL REVENUES	\$ 2,831,976	\$ 3,082,527	\$ 5,247,581	\$ 5,150,331	\$ (97,250)	-1.9%
Expenditures:						
Personnel						
Salaries ¹	390,203	398,151	450,211	518,565	68,354	15.2%
Overtime	3,660	8,679	6,000	6,200	200	3.3%
Benefits ²	213,933	216,410	235,337	277,215	41,878	17.8%
Pension Expense	(12,087)	(71,003)	-	-	-	0.0%
Uniform Allowance	1,738	1,350	2,575	1,700	(875)	-34.0%
Total Personnel	597,447	553,587	694,123	803,680	109,557	15.8%
Operating						
Subscriptions and Memberships	-	-	515	-	(515)	-100.0%
Education and Travel	3,948	1,954	7,000	2,000	(5,000)	-71.4%
Postage	7,401	14,851	14,000	8,400	(5,600)	-40.0%
Bank and card processing fees	-	22,412	20,909	20,909	-	0.0%
Maintenance, Repairs, and Supplies	10,833	11,353	16,480	8,600	(7,880)	-47.8%
Maintenance and Supplies - Lift Stations	15,440	20,951	20,600	20,500	(100)	-0.5%
Medical and Safety Supplies	1,522	707	3,000	700	(2,300)	-76.7%
Information Technology Equipment (Interfund)	4,656	6,014	3,837	5,785	1,948	50.8%
Vehicle Operating Costs (Interfund)	65,124	88,745	98,408	110,040	11,632	11.8%
Lease of Public Works Space (Interfund)	42,000	42,000	42,000	42,000	-	0.0%
Electricity	21,718	22,442	26,780	17,200	(9,580)	-35.8%
Natural Gas	-	-	-	-	-	0.0%
City-Owned Utilities	-	1,068	1,296	1,296	-	0.0%
Communications and Telephone	2,481	2,864	2,580	2,219	(361)	-14.0%
Professional Services	17,898	15,857	122,142	12,100	(110,042)	-90.1%
Administrative Charge (Interfund)	327,801	341,000	351,230	400,361	49,131	14.0%
Education and Training	-	-	-	-	-	0.0%
Sewer Operations (South Valley Water Reclamation Facility)	1,075,143	1,271,543	1,140,000	1,077,900	(62,100)	-5.4%
Damage Contingency	-	-	20,000	-	(20,000)	-100.0%
SCADA System	1,845	-	5,000	-	(5,000)	-100.0%
Software	-	-	11,952	-	(11,952)	100.0%
Bad Debt Expense	-	455	3,000	100	(2,900)	-96.7%
Miscellaneous Services	2,000	-	515	-	(515)	-100.0%
Total Operating	1,599,810	1,864,216	1,911,244	1,730,110	(181,134)	-9.5%

Public Works—Sewer

BUDGET CONTINUED

Sewer Utility Fund Continued

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Capital Projects						
Fleet Vehicle Replacement (Interfund)	60,900	59,510	60,796	142,517	81,721	134.4%
Infrastructure Maintenance	600	-	200,000	105,000	(95,000)	-47.5%
Trash Pump	-	-	-	-	-	0.0%
TV Transporter	-	-	-	-	-	0.0%
Depreciation	132,789	134,264	-	-	-	0.0%
Sewer Line Replacement	-	-	164,160	247,470	83,310	50.7%
Manhole Replacement	-	-	106,080	56,243	(49,837)	-47.0%
2018 Bond Sewer Line Projects	513	-	-	-	-	0.0%
Capital contribution SVWRF	-	-	321,518	574,890	253,372	78.8%
SVWRF Phosphorous/Grit Removal	-	-	-	-	-	0.0%
Total Capital Projects	194,802	193,774	852,554	1,126,120	273,566	32.1%
Debt Service						
Bond Issuance Costs	-	-	30,000	30,000	-	0.0%
Debt Service - Principal	-	-	216,600	229,800	13,200	6.1%
Debt Service - Interest	142,233	135,593	130,214	115,222	(14,992)	-11.5%
Capitalized Interest	-	-	-	-	-	0.0%
Amortization of Bond Discount and/or Premium	1,077	1,077	-	-	-	0.0%
Total Debt Service	143,310	136,670	376,814	375,022	(1,792)	-0.5%
TOTAL EXPENDITURES	\$ 2,535,369	\$ 2,748,247	\$ 3,834,735	\$ 4,034,932	\$ 200,197	5.2%
NET REVENUES OVER/(UNDER) EXPENDITURES	296,607	334,280	1,412,846	1,115,399	(297,447)	

1 FY2024 Market, COLA, & Merit Salary Adjustments

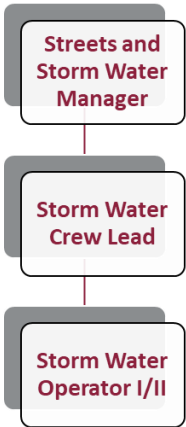
2 FY2024 Increase in benefit cost

Public Works—Sewer

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Public Works Director	0.20	0.20	0.20	0.20
Operations Superintendent	0.25	0.25	0.25	0.25
Public Utilities Manager	0.50	0.50	0.50	0.50
City Engineer	0.25	0.25	0.25	0.25
Engineering Manager	0.05	0.05	0.05	0.05
GIS Manager	0.25	0.25	0.25	0.25
GIS Specialist I	0.25	0.25	0.25	0.25
Engineering Inspector I	0.20	0.20	0.20	0.20
Wastewater Crew Lead	0.90	0.90	0.90	0.90
Water Operator I/II/III	0.50	0.50	0.50	0.90
Utility Technician I/II	0.00	0.00	0.00	0.00
Wastewater Operator I/II	2.70	2.70	2.70	2.70
City Treasurer	0.15	0.15	0.15	0.15
Finance Clerk	0.15	0.15	0.15	0.15
Water Utility Construction Crew Lead	0.00	0.00	0.00	0.50
TOTAL SEWER FUND	6.35	6.35	6.35	7.25

Public Works—Storm Water



DIVISION DESCRIPTION

The Storm Water division is responsible for the maintenance, cleaning, and inspection of all storm water infrastructure within the City. The goal is to ensure the storm water system is working properly during storm events to mitigate flooding and any subsequent damage. This includes street sweeping, which prevents debris from entering the storm drain system, thus hindering it from functioning. The Storm Water Division, in conjunction with the Engineering Division, is also responsible for maintaining compliance with Federal and State storm water permits. Some of the activities to maintain compliance include: Public education and outreach programs, investigating and eliminating illegal discharges into the storm drain system, monitoring and enforcing runoff and erosion control processes concerning construction activities, and minimizing adverse impacts on storm water quality after construction.

At a Glance:

Total Budget: \$2,266,726 | Full-Time Equivalent Employees: 8.45

Public Works—Storm Water

BUDGET

Storm Water Utility Fund

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Storm Water User Charges	2,041,234	2,050,754	2,091,065	2,091,065	-	0.0%
User Fees-City Owned Properties	-	15,700	15,346	15,346	-	0.0%
Service fees/late charges	9,044	12,031	9,000	9,000	-	0.0%
Utility Billing Write-Offs	(121)	-	-	-	-	0.0%
Building Lease Revenue (Interfund)	84,000	84,000	84,000	84,000	-	0.0%
Sundry Revenue	-	-	-	-	-	0.0%
Interest Revenue	9,365	(2,968)	4,500	30,000	25,500	566.7%
Interest Revenue-Bond Proceeds	100	-	-	-	-	0.0%
TOTAL REVENUES	\$ 2,143,622	\$ 2,159,517	\$ 2,203,911	\$ 2,229,411	\$ 25,500	1.2%
Expenditures:						
Personnel						
Salaries ¹	501,330	535,530	585,905	625,774	39,869	6.8%
Overtime	1,641	9,326	4,000	4,000	-	0.0%
Benefits ²	301,553	310,076	342,815	361,243	18,428	5.4%
Pension Expense	(61,273)	(91,391)	-	-	-	0.0%
Uniform Allowance	1,932	2,527	3,090	2,800	(290)	-9.4%
Total Personnel	745,183	766,068	935,810	993,817	58,007	6.2%
Operating						
Subscriptions and Memberships	2,130	-	1,030	1,700	670	65.0%
Education and Travel	3,716	3,870	6,000	3,000	(3,000)	-50.0%
Postage	17,757	11,766	18,540	18,540	-	0.0%
Bank charges	-	14,176	13,225	13,225	-	0.0%
Maintenance, Repairs, and Supplies	29,105	33,293	36,050	30,600	(5,450)	-15.1%
Medical and Safety Supplies	1,508	984	2,060	600	(1,460)	-70.9%
Information Technology Equipment (Interfund)	3,528	10,670	7,704	7,851	147	1.9%
Vehicle Operating Costs (Interfund)	89,313	121,707	134,960	150,912	15,952	11.8%
Electricity	2,218	2,370	3,090	2,400	(690)	-22.3%
Communications and Telephone	3,173	3,156	5,700	5,700	-	0.0%
Professional Services	5,500	-	35,000	8,500	(26,500)	-75.7%
Administrative Charge (Interfund)	437,291	407,473	390,999	408,912	17,913	4.6%
UPDES	-	17,890	35,150	3,600	(31,550)	-89.8%
Damage Contingency	-	-	6,000	-	(6,000)	-100.0%
Bad Debt Expense	-	659	5,000	100	(4,900)	-98.0%
Miscellaneous Services	178	250	500	500	-	0.0%
Computer Software	-	-	600	-	(600)	-100.0%
Total Operating	595,417	628,264	701,608	656,140	(45,468)	-6.5%
Capital Projects						
Fleet Vehicle Replacement (Interfund)	117,200	125,782	154,875	234,384	79,509	51.3%
Depreciation	212,623	212,623	-	-	-	0.0%
Total Capital Projects	329,823	338,405	154,875	234,384	79,509	51.3%
Debt Service						
Debt Service - Principal	-	32,420	374,000	348,500	(25,500)	-6.8%
Debt Service - Interest	63,554	41,566	37,618	33,885	(3,733)	-9.9%
Total Debt Service	63,554	73,986	411,618	382,385	(29,233)	-7.1%
TOTAL EXPENDITURES	\$ 1,733,977	\$ 1,806,723	\$ 2,203,911	\$ 2,266,726	\$ 62,815	2.9%
NET REVENUES OVER/(UNDER) EXPENDITURES	409,645	352,794	-	(37,315)	(37,315)	

Public Works—Storm Water

BUDGET CONTINUED

1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Public Works Director	0.20	0.20	0.20	0.20
Deputy Director	0.00	0.05	0.05	0.05
Operations Superintendent	0.25	0.25	0.25	0.25
Streets and Storm Water Manager	0.50	0.50	0.50	0.50
City Engineer	0.25	0.25	0.25	0.25
Engineering Manager	0.35	0.35	0.35	0.35
GIS Manager	0.15	0.15	0.15	0.15
GIS Specialist I	0.15	0.15	0.15	0.15
Engineering Inspector I	0.40	0.40	0.40	0.40
Storm Water Crew Lead	1.00	1.00	1.00	1.00
Storm Water Operator I/II	2.00	2.00	2.00	3.00
Equipment Operator I/II	1.00	1.00	1.00	0.00
Storm Water Coordinator	1.00	1.00	1.00	1.00
Storm Water Inspector	1.00	1.00	1.00	1.00
City Treasurer	0.10	0.10	0.10	0.10
Finance Clerk	0.05	0.05	0.05	0.05
TOTAL STORM WATER FUND	8.40	8.45	8.45	8.45

Public Works—Sanitation

DIVISION DESCRIPTION

The Sanitation Division oversees all of the City's solid waste programs including curbside garbage and recycle pick-up, the bulky waste and glass recycling programs and manages the contract between the City and its contracted hauler.

BUDGET

Sanitation Utility Fund

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Charges for Services-First Can and Recycle	1,252,012	1,075,656	1,119,989	1,238,708	118,719	10.6%
Pickup Fee-Second Can	-	199,943	207,995	230,631	22,636	10.9%
Utility Billing Write-Offs	(299)	-	-	-	-	0.0%
Sanitation Dumpster Fees	23,088	23,658	11,705	26,166	14,461	123.5%
Service Charges and Late Fees	8,338	10,280	9,000	11,000	2,000	22.2%
Interest Revenue	290	(833)	-	2,500	2,500	0.0%
Investment Gain/(Loss)	161,233	181,786	-	-	-	0.0%
TOTAL REVENUES	\$ 1,444,662	\$ 1,490,490	\$ 1,348,689	\$ 1,509,005	\$ 160,316	11.9%
Expenditures:						
Personnel						
Salaries	16,468	12,139	14,456	15,747	1,291	8.9%
Benefits	7,690	6,395	7,392	6,826	(566)	-7.7%
Pension Expense	(6,847)	(2,244)	-	-	-	0.0%
Total Personnel	17,311	16,290	21,848	22,573	725	3.3%
Operating						
Postage	13,322	8,074	14,420	11,300	(3,120)	-21.6%
Bank charges	-	9,124	8,512	8,512	-	0.0%
Communications and Telephone	20	32	40	40	-	0.0%
Administrative Charges	75,120	80,465	82,879	103,959	21,080	25.4%
Landfill Fees	188,673	214,661	240,000	264,000	24,000	10.0%
Waste Disposal Fees	577,222	563,868	675,875	720,700	44,825	6.6%
Bulky Waste Disposal Fees	50,468	77,071	70,659	70,659	-	0.0%
Recycling Disposal Fees	231,507	236,967	266,331	284,562	18,231	6.8%
Recycling Tipping Fees	19,542	1,594	10,000	22,000	12,000	120.0%
Bad Debt Expense	-	863	5,000	200	(4,800)	-96.0%
Misc. Services	-	15	5,600	500	(5,100)	-91.1%
Total Operating	1,155,874	1,192,734	1,379,316	1,486,432	107,116	7.8%
TOTAL EXPENDITURES	\$ 1,173,185	\$ 1,209,024	\$ 1,401,164	\$ 1,509,005	\$ 107,841	7.7%
NET REVENUES OVER/(UNDER) EXPENDITURES	271,477	281,466	(52,475)	(0)	52,475	

At a Glance:

Total Budget: \$1,509,005 | Full-Time Equivalent Employees: 0.15

Public Works—Sanitation

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Public Works Director	0.05	0.05	0.05	0.05
Operations Support Supervisor	0.05	0.00	0.00	0.00
City Treasurer	0.05	0.05	0.05	0.05
Finance Clerk	0.05	0.05	0.05	0.05
TOTAL SANITATION FUND	0.20	0.15	0.15	0.15

Public Works—Street Lighting

DIVISION DESCRIPTION

The Streetlight Division oversees the maintenance, repairs and installation/removal of streetlights throughout the City. This work is contracted through Salt Lake County and coordinated by the Streets Division Manager and Lead.

BUDGET

Street Lighting Utility Fund						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Street Lighting User Charges	399,760	400,868	413,875	413,875	-	0.0%
User Fees - City Owned Properties	-	4,023	3,888	3,888	-	0.0%
Utility Billing Write-Offs	(41)	-	-	-	-	0.0%
Service Charges and Late Fees	2,359	2,939	2,500	2,500	-	0.0%
Interest Revenue	430	(597)	300	3,678	3,378	1126.0%
Proceeds from Insurance	21,091	-	-	-	-	0.0%
TOTAL REVENUES	\$ 423,599	\$ 407,233	\$ 420,563	\$ 423,941	\$ 3,378	0.8%
Expenditures:						
Personnel						
Salaries	10,199	9,472	11,203	12,290	1,087	9.7%
Overtime	-	-	-	-	-	0.0%
Benefits	6,012	5,660	6,643	5,610	(1,033)	-15.5%
Pension Expense	243	(1,694)	-	-	-	0.0%
Total Personnel	16,454	13,438	17,846	17,900	54	0.3%
Operating						
Postage	18,502	2,154	19,570	13,900	(5,670)	-29.0%
Bank Charges	-	2,808	2,619	2,619	-	0.0%
Equipment, Supplies, and Maintenance	82,756	31,758	81,686	61,200	(20,486)	-25.1%
Electricity	38,220	28,677	53,100	38,700	(14,400)	-27.1%
Communications/Telephone	20	32	40	40	0	0.8%
Administrative Charge (Interfund)	31,347	31,092	33,702	33,196	(506)	-1.5%
Bad Debt Expense	-	213	1,000	1,000	-	0.0%
Total Operating	170,845	96,734	191,717	150,655	(41,062)	-21.4%
Debt Service						
Lease Payment to MBA (Interfund)	211,000	211,000	211,000	211,000	-	0.0%
TOTAL EXPENDITURES	\$ 398,299	\$ 321,172	\$ 420,563	\$ 379,555	\$ (41,008)	-9.8%
NET REVENUES OVER/(UNDER) EXPENDITURES	25,300	86,061	-	44,386	44,386	

At a Glance:

Total Budget: \$379,555 | Full-Time Equivalent Employees: 0.15

Public Works—Street Lighting

STAFFING

Position	Tentative			
	FY2021	FY2022	FY2023	FY2024
Streets and Storm Water Manager	0.05	0.05	0.05	0.05
City Treasurer	0.05	0.05	0.05	0.05
Finance Clerk	0.05	0.05	0.05	0.05
TOTAL STREET LIGHTING FUND	0.15	0.15	0.15	0.15

Telecommunications

FUND DESCRIPTION

The Telecommunications Fund was established to manage revenue and expenses from UTOPIA customers. UTOPIA (short for Utah Telecommunications Open Infrastructure Agency) was formed by 16 Utah cities as a way to provide critical telecommunications infrastructure to residents. UTOPIA builds and manages a fiber-to-the-premises network, offering today's fastest technology connected directly to residents' homes or offices without having to share bandwidth with others. The user fees collected by UTOPIA users are paid directly to UTOPIA to provide infrastructure for the system.

BUDGET

Telecommunications Fund						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
Interest revenue	(107)	1,798	-	7,500	7,500	0.0%
Miscellaneous	-	-	247,500	247,500	-	0.0%
User fees (CUE)	21,060	16,194	14,580	13,000	(1,580)	-10.8%
Service charges	198	414	100	100	-	0.0%
Transfer from General Fund	805,586	820,369	702,484	714,299	11,815	1.7%
TOTAL REVENUES	\$ 826,737	\$ 838,775	\$ 964,664	\$ 982,399	\$ 17,735	1.8%
Expenditures:						
Operating						
User Fee Payments to UTOPIA	21,837	16,248	13,851	12,570	(1,281)	-9.2%
Debt Service						
UTOPIA Pledge Payments (Debt Service)	913,892	932,170	950,813	969,829	19,016	2.0%
TOTAL EXPENDITURES	\$ 935,729	\$ 948,418	\$ 964,664	\$ 982,399	\$ 17,735	1.8%
NET REVENUES OVER/(UNDER) EXPENDITURES	(108,992)	(109,643)	-	-	-	

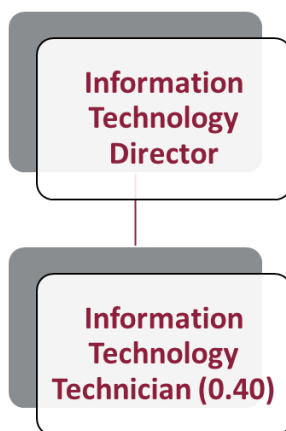
At a Glance:

Total Budget: \$982,399 | Full-Time Equivalent Employees: 0

Internal Service Funds



Internal Service Fund—Information Technology



FUND DESCRIPTION

The Information Technology Fund was established to provide maintenance for the City’s information technology hardware, software, and infrastructure. The Information Technology fund collects an annual fee for this service. The Information Technology Fund also collects replacement funds for each department in anticipation of replacing computers at the end of their useful life (four years for desktop computers, three years for laptops).

At a Glance:

Total Budget: \$193,528 | Full-Time Equivalent Employees: 0.40

Internal Service Fund—Information Technology

BUDGET

Information Technology Internal Service Fund						
	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
General Fund contribution	89,797	171,027	153,364	117,607	(35,757)	-23.3%
Water contribution	4,179	10,607	7,910	12,863	4,953	62.6%
Storm Water contribution	3,528	10,670	7,704	7,851	147	1.9%
RDA contribution	3,612	8,977	5,960	5,928	(32)	-0.5%
Sewer contribution	4,656	6,014	3,837	5,785	1,948	50.8%
Fleet contribution	2,650	3,368	2,475	2,099	(376)	-15.2%
Interest Earned	1,531	(657)	-	-	-	0.0%
Proceeds from sale of assets	5,492	372	3,500	3,500	-	0.0%
Contribution from Fund Balance	-	-	16,649	37,896	21,247	127.6%
Transfer From Capital Projects Fund	-	100,000	-	-	-	0.0%
Transfer from other funds	368,014	-	200,000	-	(200,000)	-100.0%
TOTAL REVENUES	\$ 483,459	\$ 310,378	\$ 401,399	\$ 193,528	\$ (207,871)	-51.8%
Expenditures:						
Personnel						
Salaries ¹	19,129	19,028	21,872	23,310	1,438	6.6%
Overtime	-	148	1,000	1,000	-	0.0%
Benefits ²	15,340	10,661	9,429	10,192	763	8.1%
Total Personnel	34,469	29,837	32,301	34,502	2,201	6.8%
Operating						
Communications and Telephone	161	155	161	161	-	0.0%
Capital Projects						
Hardware	181,044	43,112	64,900	59,600	(5,300)	-8.2%
Software	33,932	58,372	54,022	57,199	3,177	5.9%
City-Wide Software Initiative	-	-	200,000	-	-	-
Infrastructure	-	19,043	50,015	42,067	(7,948)	-15.9%
Phone System	-	-	-	-	-	0.0%
Depreciation Expense	7,977	13,412	-	-	-	0.0%
Total Capital Projects	222,953	133,939	368,937	158,866	(10,071)	-56.9%
TOTAL EXPENDITURES	\$ 257,583	\$ 163,931	\$ 401,399	\$ 193,528	\$ (7,871)	-51.8%
NET REVENUES OVER/(UNDER) EXPENDITURES	225,876	146,447	-	(0)	(200,000)	

1 FY2024 Market, COLA, & Merit Salary Adjustments

2 FY2024 Increase in benefit cost

STAFFING

Position	FY2021	FY2022	FY2023	Tentative FY2024
Information Technology Technician	0.40	0.40	0.40	0.40
TOTAL INFO TECHNOLOGY INTERNAL SERVICE FUND	0.40	0.40	0.40	0.40

Internal Service Fund—Fleet



FUND DESCRIPTION

The Fleet Division is responsible for providing safe and operable vehicles and equipment for use by all City Departments. This includes purchasing, maintenance and repairs, surplus and providing operator use and safety training. The division currently maintains 50 large and light duty vehicles and upwards of 45 small engine equipment.

At a Glance:

Total Budget: \$1,591,459 | Full-Time Equivalent Employees: 1.45

Internal Service Fund—Fleet

BUDGET

Fleet Internal Service Fund

	Actual FY2021	Actual FY2022	Amended FY2023	Tentative FY2024	Difference	Percent Change
Revenues:						
General Fund Charges for Services - Operations	143,273	195,237	216,500	242,088	25,588	11.8%
Water Utility Fund Charges for Services - Operations	63,264	86,209	95,597	106,896	11,299	11.8%
Sewer Utility Fund Charges for Service - Operations	65,124	88,745	98,408	110,040	11,632	11.8%
Storm Drain Utility Fund Charges for Service - Operations	89,313	121,707	134,960	150,912	15,952	11.8%
General Fund Charges for Service - Capital	392,967	158,004	214,688	218,978	4,290	2.0%
Water Utility Fund Charges for Services - Capital	60,100	74,758	105,495	202,141	96,646	91.6%
Sewer Utility Fund Charges for Services - Capital	60,900	59,510	60,796	142,517	81,721	134.4%
Storm Drain Utility Fund Charges for Services - Capital	117,200	125,782	160,467	234,384	73,917	46.1%
Miscellaneous						0.0%
Insurance Proceeds	-	-	-	-	-	0.0%
Sale of Fixed Assets	1,267	560	-	-	-	0.0%
Interest Earnings	16,044	(5,449)	4,800	4,800	-	0.0%
Transfer In - Water Fund	100,000	-	-	-	-	0.0%
Sales of Fixed Assets	247,099	71,820	257,320	178,683	(78,637)	-30.6%
Contribution from Fund Balance	-	-	563,137	-	(563,137)	-100.0%
TOTAL REVENUES	\$ 1,356,551	\$ 976,883	\$ 1,912,168	\$ 1,591,439	\$ (320,729)	-16.8%
Expenditures:						
Personnel						
Salaries	90,405	98,166	107,262	137,795	30,533	28.5%
Overtime	172	976	1,560	1,800	240	15.4%
Benefits	49,770	51,724	54,018	72,262	18,244	33.8%
Pension Expense	(1,735)	(16,640)	-	-	-	0.0%
Uniform Allowance	953	1,274	1,700	1,200	(500)	-29.4%
Total Personnel	139,565	135,500	164,540	213,056	48,516	29.5%
Operating						
Administrative Charge	-	89,684	92,375	100,879	8,504	9.2%
Subscriptions and Memberships	190	(4)	2,000	1,200	(800)	-40.0%
Tool Allowance	-	962	1,000	1,000	-	0.0%
Travel	130	50	4,000	4,000	-	0.0%
Information Technology Equipment (Interfund)	2,650	3,368	2,475	2,099	(376)	-15.2%
Communications and Telephone	2,487	620	3,100	3,100	-	0.0%
Education and Training	-	-	-	-	-	0.0%
Gasoline	41,567	87,285	85,000	85,900	900	1.1%
Diesel	-	-	-	-	-	0.0%
Oil	1,838	1,785	3,120	3,100	(20)	-0.6%
Tires	3,455	3,897	6,240	6,000	(240)	-3.8%
Parts	36,033	16,461	33,904	24,700	(9,204)	-27.1%
Outside Repairs	9,137	11,523	15,600	15,000	(600)	-3.8%
Shop Supplies	4,166	3,987	4,160	4,100	(60)	-1.4%
Safety Equipment	46	-	750	600	(150)	-20.0%
Operating Lease Expense	-	-	-	-	-	0.0%
Insurance	107,219	121,068	132,000	150,000	18,000	13.6%
Total Operating	208,918	340,686	385,724	401,678	15,954	4.1%
Capital Projects						
Depreciation Expense	415,313	382,612	-	-	-	0.0%
Vehicle Purchases	-	-	1,361,902	680,739	(681,163)	-50.0%
Contribution to Fund Balance	-	-	-	295,986	295,986	0.0%
Total Capital Projects	415,313	382,612	1,361,902	976,725	(385,177)	-28.3%
TOTAL EXPENDITURES	\$ 763,796	\$ 858,798	\$ 1,912,166	\$ 1,591,459	\$ (320,707)	-16.8%
NET REVENUES OVER/(UNDER) EXPENDITURES	592,755	118,085	2	(20)	(22)	

Internal Service Fund—Fleet

STAFFING

Position	FY2021	FY2022	FY2023	Tentative
Public Works Director	0.05	0.05	0.05	0.05
Operations Superintendent	0.10	0.10	0.10	0.10
Fleet/Facilities Manager	0.50	0.50	0.50	0.50
Apprentice Mechanic	0.80	0.80	0.80	0.80
TOTAL FLEET FUND	1.45	1.45	1.45	1.45

Midvale City
7505 S Holden St
Midvale, UT 84047-7180
(801) 567-7200
www.midvalecity.org



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MIDVALE CITY COUNCIL STAFF REPORT 5/2/2023

SUBJECT

Consideration of Ordinance No. 2023-O-07 Amending Article II of Midvale Municipal Code Chapter 2.16 and Enacting Campaign Contribution Limits

SUBMITTED BY

Garrett Wilcox, City Attorney

CITIZEN AGENDA SUMMARY

The Midvale City Council has expressed an interest in establishing campaign contribution limits for Midvale municipal elections. The drafted amendment would establish maximum contribution limits to individual candidates for each municipal election cycle and provide penalties for violating these restrictions. The drafted amendment also makes edits to match changes in state law and modernize its style.

BACKGROUND AND OVERVIEW

On February 7, 2023, the Midvale City Council discussed establishing campaign contribution limits in Midvale municipal elections. Council members proposed establishing a maximum personal contribution limit of \$5,000 for a mayoral candidate and \$1,000 for a council candidate. The Council members also expressed concerns about individuals and entities who may be seeking favorable treatment by the City Council providing campaign contributions. The City Council discussed several potential penalties for a violation of these limits.

The Midvale City Council discussed a proposed draft of campaign contribution limits during the City Council meeting on April 18, 2023. The City Council expressed concerns about the draft. The Council directed staff to simplify the ordinance and keep the maximum contribution limits per election cycle.

Staff has drafted the attached proposed code amendment. This amendment follows the direction of the Council and establishes the maximum campaign contribution limits discussed by the City Council. In order to avoid constitutional concerns, the campaign contribution limits will adjust every municipal election cycle based on the Consumer Price Index.

The amendment also establishes two penalties for a violation. First, if a campaign contribution is made in violation of these limitations, the candidate must either return the

contribution to the person or entity who made the contribution, or the candidate must surrender the contribution to the City's General Fund. Additionally, if a candidate or the person or the entity making the contribution violates the limitations, that individual or entity can be charged with an infraction. The initial fine is \$50. Each additional violation will double the previous fine amount. For example, a 2nd violation will incur a fine of \$100, a third violation a fine of \$200, and so on.

STAFF'S RECOMMENDATION

Staff recommends adopting Ordinance No. 2023-O-07 if the Council wishes to enact maximum campaign contribution limits for City elections. The drafted ordinance provides an appropriate balance between individuals' and entities' First Amendment right to express their voices in elections while protecting the City's interest in preventing quid pro quo corruption and preventing interference with merit-based public administration.

RECOMMENDED MOTION

I move that we adopt Ordinance No. 2023-O-07, which amends Article II of Midvale Municipal Code Chapter 2.16 and enacts campaign contribution limits.

ATTACHMENTS

1. Ordinance 2023-O-07
2. Proposed amendment to Article II of Midvale Municipal Code Chapter 2.16

**MIDVALE CITY, UTAH
ORDINANCE NO. 2023-O-07**

**AN ORDINANCE AMENDING ARTICLE II OF MIDVALE MUNICIPAL CODE
CHAPTER 2.16 AND ENACTING CAMPAIGN CONTRIBUTION LIMITS**

WHEREAS, pursuant to Utah Code Annotated Sections 10-3-208, Midvale City has authority to regulate campaign finance disclosures in municipal elections; and

WHEREAS, pursuant to Utah Code Annotated Sections 10-8-84, Midvale City has authority to pass ordinances, rules, and regulations “necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city;” and

WHEREAS, the City Council recognizes the important First Amendment right of individuals and entities to participate in free and fair elections and support the candidates of their choice; and

WHEREAS, the City Council desires to enact campaign contribution limits in City elections to protect against (1) quid pro corruption and its appearance and (2) interference with merit-based public administration; and

WHEREAS, the City Council finds that the campaign contribution limits enacted by this ordinance appropriately balance individuals’ and entities’ ability to express their political views and support for candidates while protecting against quid pro quo corruption and its appearance and interference with merit-based public administration; and

WHEREAS, the Utah Code has changed in respect to fidelity bonds, oaths of office, and political activity of municipal officers and employees; and

WHEREAS, the City Council desires to update the Midvale Municipal Code to match the requirements of the Utah Code.

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

Section 1. Article II of Chapter 2.16 of the Midvale Municipal Code is amended as provided in the following attachment:

Attachment A: Article II of Chapter 2.16 Officers and Employees

Section 2. This ordinance is effective upon publication in accordance with Section 10-3-711 of the Utah Code.

PASSED AND APPROVED this 2nd day of May, 2023.

Marcus Stevenson, Mayor

[SEAL]

VOTING:

Bryant Brown	Yea	____	Nay	____
Dustin Gettel	Yea	____	Nay	____
Paul Glover	Yea	____	Nay	____
Heidi Robinson	Yea	____	Nay	____
Quinn Sperry	Yea	____	Nay	____

ATTEST:

Rori L. Andreason, MMC
City Recorder

Published this ____ day of May, 2023, on the Utah Public Notice Website.

Article II. Elected Officials

2.16.200 Definitions.

The following words, terms and phrases, when used in this article, ~~shall~~ have the meanings ascribed to them in this ~~section~~Section, except where the context clearly indicates a different meaning:

A. “Candidate” means any person who:

1. Files a declaration of candidacy for an elected office of the ~~city~~City;
2. Received contributions or made expenditures or consents to another person receiving contributions or making expenditures with a view to bringing about such person’s nomination or election to such office; or
3. Causes, on his behalf, any written material or advertisement to be printed, published, broadcast, distributed or disseminated which indicates an intention to seek such office.

B. “Contribution” means:

1. A gift, subscription, loan advance or deposit of money or anything of value except a loan of money by a bank made in accordance with the applicable banking laws and regulations and in the ordinary course of business;
2. A contract, promise, or agreement express or implied whether or not legally enforceable to make a contribution for such purposes;
3. A transfer of funds between political committees and a candidate’s personal campaign committee; and
4. A payment for the personal services of another person by a person other than the candidate’s personal campaign committee for services rendered to the candidate or such candidate’s personal campaign committee.

The term “contribution” ~~shall does~~ not include personal services provided without compensation by individuals volunteering their time on behalf of a candidate or such candidate’s personal campaign committee.

C. “Election” means a general, special, or primary election conducted by the ~~city~~City or any of its political subdivisions including elections limited to referendum or bond issues.

D. “Election cycle” means the period beginning on the first day persons are eligible to file declarations of candidacy and ending when the canvas is completed.

E. “Expenditure” means:

1. A purchase, payment distribution, loan, advance, deposit or gift of money or anything of value made for the purpose of influencing the nomination or election of any candidate, or the outcome of any issue on any ~~city~~City ballot;
2. A contract, promise, or agreement express or implied whether or not legally enforceable to make any expenditure;
3. A transfer of funds by a political committee to another political committee or to a candidate’s personal campaign committee.

F. “Issue” means any question other than the election of a candidate to ~~city~~City office placed upon any municipal ballot to be affirmed or defeated by popular vote including, but not limited to, bond issues and referendums.

G. “Person” means both natural and legal persons including, but not limited to, business organizations, personal campaign committees, party committees, labor unions, labor organizations, and any other organized group of individuals.

H. “Personal campaign committee” means the political committee appointed by a particular candidate to act for such candidate as provided in this article.

I. “Political action committee” means a person or group of persons cooperating to aid or promote the success or defeat of a candidate or issue, including the making of donations to a personal campaign committee.

J. “Political purpose” means an act done with intent or in such a way as to influence or intend to influence, directly or indirectly, the election of a candidate or any issue on the ballot at a municipal election.

K. “Primary election” means any primary election held pursuant to Section [20A-1-101](#) et seq. of the Utah Code Annotated, or its successor, and/or any election held prior to the general election as provided by Section [20A-1-101](#) et seq. of the Utah Code Annotated, or its successor.

L. “Reporting period” means the period since the closing date of the last filed financial statement, if any, and the closing date of a financial statement to be filed. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)); Ord. 4/21/2009O-7 § 1 (Exh. A (part)); Ord. 10/02/2007O-14 § 1 (Exh. A)(2.4.201). Formerly 2.16.010)

2.16.210 Qualifications.

A. The mayor ~~shall be~~ elected at-large. Council members ~~shall be~~ elected by the registered voters of the district in which they reside. (See Section [2.12.030](#).)

B. Any person who is a registered voter may be a candidate and hold office if the person has resided within the ~~city~~ City for a period of ~~twelve~~ 12 consecutive months immediately preceding the date of the election. In case of an annexation, any person who has resided within the territory annexed for the prescribed ~~twelve~~ 12-month period is deemed to meet the residence requirement for candidacy in the ~~city~~ City and district to which the territory was annexed. In order to be a candidate for a districted seat on the ~~city~~ City ~~council~~ Council, the candidate must be a resident of the district when filing for office. A person appointed to fill a vacancy on the ~~city~~ City ~~council~~ Council must have been a resident of the ~~city~~ City for a period of ~~twelve~~ 12 months and, if appointed to a districted seat, of the district for a period of ~~sixty~~ 60 days on the date of appointment. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)); Ord. 4/21/2009O-7 § 1 (Exh. A (part)); Ord. 10/02/2007O-14 § 1 (Exh. A)(2.4.202). Formerly 2.16.020)

2.16.220 Filing fee.

A. Individuals filing as a candidate for mayor ~~shall~~ pay a ~~fifty dollar~~ \$50 filing fee at the time of filing their candidacy with the ~~city~~ City ~~recorder~~ Recorder. This filing fee ~~shall be~~ refundable only if it is determined that the person filing is not qualified to be a candidate, or who is found to have improperly filed.

B. Individuals filing as a council district candidate ~~shall~~ pay a ~~twenty five dollar~~ \$25 filing fee at the time of filing their candidacy with the ~~city~~ City ~~recorder~~ Recorder. This filing fee ~~shall is~~ be refundable only if it is determined that the person filing is not qualified to be a candidate, or who is found to have improperly filed. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)))

2.16.230 Election.

A. The mayor ~~shall be~~ elected at-large during the regular municipal election in November 2001 and each fourth year thereafter, for a four-year term beginning on the first Monday of January following the municipal election.

B. Candidates to be voted for at all municipal elections in the ~~city~~ City ~~shall be~~ elected in accordance with provisions of Section [20A-5-101](#) et seq. of the Utah Code Annotated, with the amendments and modifications as are appropriate for a municipal election held by a ~~fourth~~ third-class city. The mayor ~~shall be~~ elected in an at-large election in which all qualified electors residing in the ~~city~~ City may vote for candidates for the office of mayor. Candidates for districted office are required to declare their candidacy for the district in which they reside on the date the declaration of candidacy is filed. The ~~city~~ City ~~recorder~~ Recorder is authorized to prepare and require candidates for districted office to designate the district from which the candidate seeks election. If the candidate for a districted seat should, prior to the election, cease to be a qualified elector residing in that district, the ~~city~~ City

~~recorder~~ Recorder ~~shall will~~ remove that candidate's name from the ballot. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)); Ord. 4/21/2009O-7 § 1 (Exh. A (part)); Ord. 10/02/2007O-14 § 1 (Exh. A)(2.4.203). Formerly 2.16.030)

2.16.240 Vacancies in office.

A. If any elected official ~~shall~~ at any time during ~~his/her~~ the elected official's term of office establishes residence outside the boundaries of the ~~city~~ City, or if a ~~council~~ Council ~~member~~ Member elected from a district ~~shall~~ at any time during ~~his/her~~ the Council Member's term of office establishes residence outside the boundaries of the district for a continuous period of more than ~~sixty-60~~ days, ~~his/her~~ the elected official's office ~~shall become~~ automatically becomes vacant.

B. If any vacancy occurs in the office of mayor, the ~~city~~ City ~~council~~ Council ~~shall~~ appoints a registered voter in the ~~city~~ City to fill the unexpired term of the office vacated until January following the next municipal election unless the vacancy occurs or a letter of resignation is received by the ~~city~~ City ~~council~~ Council at least ~~fourteen-14~~ days before the deadline for filing for election in an odd-numbered year and two years of the vacated term will remain after the first Monday of January following the next municipal election, in which case the vacancy ~~shall be is~~ filled by an interim appointment, followed by an election to fill a two-year term. If any vacancy occurs in the office of a council member representing a district, the ~~city~~ City ~~council~~ Council ~~shall~~ appoints a qualified registered voter who has resided in that district for a minimum of ~~sixty-60~~ days to fill the unexpired term of the office vacated until the January following the next municipal election unless the vacancy occurs or a letter of resignation is received by the ~~city~~ City ~~council~~ Council at least ~~fourteen-14~~ days before the deadline for filing for election in an odd-numbered year and two years of the vacated term will remain after the first Monday of January following the next municipal election, in which case the vacancy ~~shall be is~~ filled by an interim appointment, followed by an election to fill a two-year term. If for any reason the ~~city~~ City ~~council~~ Council does not fill the vacancy within ~~thirty-30~~ days after the vacancy occurs, the two persons having the highest number of votes of the ~~city~~ City ~~council~~ Council ~~shall will~~ appear before the ~~city~~ City ~~council~~ Council, and if there is no majority to fill the vacancy, the vacancy ~~shall will~~ be filled by lot in the presence of the ~~city~~ City ~~council~~ Council. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)); Ord. 4/21/2009O-7 § 1 (Exh. A (part)); Ord. 10/02/2007O-14 § 1 (Exh. A)(2.4.204). Formerly 2.16.040)

2.16.250 Fidelity bonds.

A. The ~~mayor~~ Mayor and each member of the ~~city~~ City ~~council~~ Council, prior to assuming office, ~~shall must~~ file with the ~~city~~ City ~~recorder~~ Recorder a bond, with corporate sureties, conditioned upon the faithful performance of the duties of ~~the his~~ office and the payment of all monies received by the ~~mayor~~ Mayor according to law and ordinances of the ~~city~~ City. The bond ~~shall must~~ be payable to the ~~city~~ City in the penal sum of ~~two thousand five hundred dollars~~ \$2,500. The premium charged by a corporate surety for the bond ~~shall be is~~ paid by the ~~city~~ City.

B. The bond of the ~~mayor~~ Mayor ~~shall be is~~ approved by the ~~city~~ City ~~council~~ Council at the first meeting of the ~~city~~ City ~~council~~ Council in January following a municipal election. The individual bonds of the members of the ~~city~~ City ~~council~~ Council ~~shall be are~~ approved at the first meeting of the ~~city~~ City ~~council~~ Council in January following the municipal election.

C. Instead of providing a bond under Subsections (A) and (B) of this Section, the City may add the Mayor and each member of the City Council to the City's theft or crime insurance policy prior to the Mayor and City Council member discharging the duties of their respective offices. The theft or crime insurance policy must cover the Mayor and each member of the City Council for at least the bond amount provided in Subsection (A) of this Section. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)); Ord. 4/21/2009O-7 § 1 (Exh. A (part)); Ord. 10/02/2007O-14 § 1 (Exh. A)(2.4.205); Code 1975 § 3-819. Formerly 2.16.050)

State law reference(s)—Bonds required, ~~§ 10-3-819 of the Utah Code Annotated;~~ premium to be paid by city; ~~§ 10-3-823~~ 10-3-831 of the Utah Code Annotated.

2.16.260 Oath of office.

A. Prior to assuming their official duties, the ~~mayer~~ Mayor and each ~~council~~ City Council member ~~shall~~ must each take and subscribe the constitutional oath of office ~~designated in subsection (B) of this section~~. No official act of any municipal officer ~~shall~~ will be invalid for the reason that ~~he/she~~ the municipal officer failed to take the oath of office.

~~B. The oath of office shall be:~~

~~I do solemnly swear or affirm that I will support, obey and defend the constitution of the United States and the constitution of the state of Utah and the laws and ordinances of Midvale City, and that I will discharge the duties of my office with fidelity.~~

~~CB.~~ The subscribed oath of all officers ~~shall be~~ is filed with the ~~city~~ City ~~recorder~~ Recorder. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)); Ord. 4/21/2009O-7 § 1 (Exh. A (part)); Ord. 10/02/2007O-14 § 1 (Exh. A)(2.4.206). Formerly 2.16.060)

2.16.270 Disclosure of campaign contributions.

A. Each candidate for elected municipal office ~~shall~~ must report ~~his/her~~ the candidate's itemized and total campaign contributions and expenditures no later than ~~thirty~~ 30 days after a municipal primary or general election.

B. Each candidate for municipal office who is not eliminated at a municipal primary election ~~shall~~ must file with the ~~municipal clerk or recorder~~ City Recorder a campaign finance statement no later than seven days before the date of the municipal general election and no later than ~~thirty~~ 30 days after the date of the municipal general election.

C. Each candidate for municipal office who is eliminated at a municipal primary election ~~shall~~ must file with the ~~municipal clerk or recorder~~ City Recorder a campaign finance statement no later than ~~thirty~~ 30 days after the date of the municipal primary election.

D. The financial report ~~shall~~ must identify:

1. For each contribution of ~~fifty dollars~~ \$50 or more, the name of the donor of the contribution and the amount of the contribution; ~~and~~
2. For each expenditure, the name of the recipient and the amount of the expenditure.

E. The statement filed after the election ~~shall~~ must include:

1. A list of each contribution of ~~fifty dollars~~ \$50 or more received after the cutoff date for the statement filed before the election and the name of the donor; ~~and~~
2. An aggregate total of all contributions of ~~fifty dollars~~ \$50 or less received by the candidate after the cutoff date for the statement filed before the election and the recipient of each expenditure.

F. Any person who fails to comply with this ~~section~~ Section is guilty of an infraction.

G. The filings required by this ~~section~~ Section ~~shall~~ must be made with the ~~city~~ City ~~recorder~~ Recorder. The statements so filed ~~shall be~~ are public records, of which any person ~~shall~~ is, during normal business hours and upon reasonable conditions, ~~be~~ entitled to inspect or make copies. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)); Ord. 4/21/2009O-7 § 1 (Exh. A (part)); Ord. 10/02/2007O-14 § 1 (Exh. A)(2.4.207). Formerly 2.16.070)

2.16.275 Campaign contribution limits.

A. The total value of a person's contributions to any candidate during an election cycle may not exceed the following:

1. \$5,000 for a mayoral candidate; or
2. \$1,000 for a city council candidate.

Beginning with the 2025 election cycle and occurring in each subsequent election cycle, the City Recorder will adjust the contribution limit amounts under this Subsection at the beginning of the new election cycle to the nearest ten dollars by the percentage change in the Consumer Price Index for all Urban Consumers, West Region, since the beginning of the previous election cycle. The new contribution limit amounts will be posted on the City website.

B. The limitations of Subsection (A) of this Section do not apply to contributions made by a candidate of the candidate's own resources to the candidate's own campaign.

C. If a person makes a contribution to a candidate in violation of this Section, the candidate must either return the contribution to the person who made the contribution or surrender the contribution to the City Treasurer to be placed in the City's General Fund.

D. It is an infraction for a person or candidate to knowingly or intentionally violate this Section. The fine for the first violation is \$50. For each subsequent violation, the fine is double the previous fine amount.

2.16.280 Political signs.

A. Political signs ~~shall~~may not exceed sixteen square feet in size ~~and, shall~~may not be placed on public property including telephone poles, street name poles, regulatory signs, or public fencing along streets and highways or on parking strips.

B. Midvale City may not prohibit political signs that are located more than ~~one hundred fifty~~150 feet away from a polling place; but may regulate their placement to protect public safety. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)); Ord. 4/21/2009O-7 § 1 (Exh. A (part)); Ord. 10/02/2007O-14 § 1 (Exh. A)(2.4.208). Formerly 2.16.080)

2.16.290 Political activity of municipal officer or employee.

A. A ~~municipal-City~~ officer or ~~city~~-employee ~~shall~~may not: ~~engage in the distribution or publication of materials approving or favoring a candidate for nomination or election to public office during working or office hours or in any public building. A municipal officer or employee may not engage in furthering the interests of a candidate for public office through the publication or editing of newspaper articles or other media or announcements or engage in the solicitation of money for the purpose of aiding or defeating the election of any candidate for any public office during office or working hours. A municipal officer or city employee shall not use their office or position for the political enhancement of any individual or group.~~

1. Engage in political campaigning or solicit political campaign contributions during hours of employment;

2. Use City equipment while engaged in political activity;

3. Directly or indirectly coerce, command, or advise another City officer or employee to pay, lend, or contribute part of the officer or employee's salary or compensation, or anything else of value to a political party, committee, organization, agency, or person for political purposes; or

4. Attempt to make another officer or employee's personnel status dependent on the officer or employee's support or lack of support of a political party, affiliation, opinion, committee, organization, agency, or person engaged in political activity.

B. A ~~municipal-City~~ officer or employee may not be a candidate for general election to hold the public office of mayor or council member in Midvale City unless the employee takes a leave of absence ~~according to these regulations~~ or submits a resignation from ~~city-City~~ employment beginning the day after the primary election in accordance with Section 10-3-1108 of the Utah Code Annotated.

C. Nothing contained ~~herein shall be construed to in this Section~~ -interferes with the right of the employee to become a member of a political club or organization, to attend political meetings, to express an opinion on all political subjects and to enjoy freedom from interference in voting or to contribute freely to political causes.

D. The City may not deny employment to an applicant or influence an officer's or employee's employment, promotion, disciplinary action, demotion, or dismissal on the basis of the partisan political activity, political opinion, or political affiliation of the applicant, officer, or employee. (Ord. 2/16/2010O-2 § 1 (Exh. A (part)))



7505 S Holden Street
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MIDVALE CITY COUNCIL STAFF REPORT 5/2/2023

SUBJECT

Consider a Rezone Request for Property Adjacent to The Mills project located at approximately 208 & 228 E 8000 S from Single Family Residential-1/Agricultural Overlay (SF-1/AO) zone to Multifamily Residential-Medium Density (RM-12) zone.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The Midvale Mills is an existing project that received its first approvals on April 6, 2021. Since then, additional land has been acquired to expand the project. The new land that has been acquired is currently zoned SF-1/AO. The applicant is requesting that it be rezoned to RM-12 to match the rest of The Mills project. The public hearing for this request took place on April 18, 2023.

Rezone Procedure

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

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

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

The Midvale Mills project was rezoned with the finding that the project met Goal #3 and was consistent with the goals of the 2016 Midvale City General Plan, including the 2019 Housing Plan. Staff finds this analysis to be applicable to the new land as well.

Planning Commission Recommendation

Recommend Approval.

STAFF RECOMMENDATION

Recommend Approval.

RECOMMENDED MOTION

I move that we approve the Rezone for property adjacent to The Mills project located at approximately 208 & 228 E 8000 S from SF-1/AO to RM-12 consistent with the findings included in the staff report.

Findings:

1. The application is for a rezone request from SF-1/AO to RM-12.
2. The rezone of the property will match The Midvale Mills Phase 1 and 2.
3. The project complies with the rezone procedure outlined in Midvale City Code 17-3-1(E.).
4. The applicable review departments have reviewed the project as well as the Planning Commission and forwarded the item on for the City Council to make a recommendation.

CITIZEN AGENDA SUMMARY

The Mills is an existing project located at approximately 208-272 E 8000 S and 8052-8082 S 300 E. Phase 1 is already underway. This request is for newly acquired land west of the existing project to be rezoned from a single-family zone to a medium density residential zone to match the rest of the existing Mills project.

ATTACHMENTS

1. Rezone Request
2. Ordinance No. 2023-O-08

8-22-22

ELIZABETH ARNOLD

7505 HOLDEN STREET, MIDVALE UTAH 84047

Concerning: Rezone to RM-12

Elizabeth, please receive the attached rezone application for 11 additional lots to the West of The Mill master plan. This application will change the existing zone from SF1-AO to RM-12. The primary purpose of the rezone is to match the zone of The Mill. This property will be an extension of the previously approved 72 lots within The Mill subdivision.

SINCERELY,

JACOB BALLSTAEDT
GARBETT HOMES
801-455-5131

ORDINANCE NO. 2023-O-09

**AN ORDINANCE REZONING APPROXIMATELY 1.55 ACRES OF A
PROPERTY LOCATED AT APPROXIMATELY 208 AND 228 E 8000 S
FROM THE SINGLE-FAMILY RESIDENTIAL-1/AGRICULTURAL
OVERLAY (SF-1/AO) ZONE TO THE MULTIFAMILY RESIDENTIAL –
MEDIUM DENSITY (RM-12) ZONE.**

WHEREAS, pursuant to Utah Code Annotated Sections 10-9a-501 through 10-9a-503, 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 Exhibit A; and

WHEREAS, the Planning Commission held a public hearing on January 25, 2023, to review the request for rezone and, after considering all of the information received, made a recommendation to approve the rezone request thereon to the City Council; and

WHEREAS, the City Council of Midvale City, Utah held a public hearing on April 18, 2023; 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 is for a rezone request from SF-1/AO to RM-12.
2. The rezone of the property will match The Midvale Mills Phase 1 and 2.
3. The project complies with the rezone procedure outlined in Midvale City Code 17-3-1(E.).
4. The applicable review departments have reviewed the project as well as the
5. Planning Commission and forwarded the item on for the City Council to make a recommendation.

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

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

The property described in Exhibit A attached hereto and by this reference made a part hereof, which properties are located at approximately 208 and 228 E 8000 S, Midvale, Utah, and

are currently zoned Single-Family Residential-1/Agriculture Overlay (SF-1/AO), shall be zoned Multifamily Residential Medium Density (RM-12).

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

Single-Family Residential-1/Agriculture Overlay (SF-1/AO).

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

Multifamily Residential Medium Density (RM-12).

Section 2. This ordinance shall take effect immediately.

PASSED AND APPROVED this ____ day of _____, 20__.

Marcus Stevenson, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

Voting by City Council
Quinn Sperry
Paul Glover
Heidi Robinson
Bryant Brown
Dustin Gettel

“Aye”

“Nay”

Date of first publication: _____

“EXHIBIT A”
(Ordinance No. 2023-O-08)

**REZONING APPROXIMATELY 1.55 ACRES OF A PROPERTY LOCATED AT
APPROXIMATELY 208 AND 228 E 8000 S FROM THE SINGLE-FAMILY
RESIDENTIAL-1/AGRICULTURAL OVERLAY (SF-1/AO) ZONE TO THE
MULTIFAMILY RESIDENTIAL – MEDIUM DENSITY (RM-12) ZONE.**

Legal Description:

A part of the Northwest Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Midvale City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point on the easterly boundary line of TAPP SUBDIVISION (CORRECTED), according to the official plat thereof recorded March 7, 2011 as Entry No. 11146216 in Book 9910 at Page 180 in the Salt Lake County Recorder's Office, said point being N89°51'54"E 1,687.63 feet along the monument line of 8000 South Street and S00°08'06"E 207.37 feet from the Salt Lake County street monument at the intersection of 8000 South Street and State Street, said point also located S00°16'02"E 1388.74 feet along the section line and N89°51'54"E 1830.03 feet and S00°08'06"E 174.37 feet from the Northwest Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence N89°48'00"E 198.50 feet to the westerly Boundary line of THE MILL P.U.D. PH 1, according to the official plat thereof recorded June 2, 2022 as Entry No. 13962965 in Book 11344 at Page 8035 in the Salt Lake County Recorder's Office; thence along said plat South 340.00 feet; thence S89°48'00"W 197.70 feet to the southeasterly corner of said TAPP SUBDIVISION (CORRECTED); thence along plat N00°08'06"W 340.00 feet to the point of beginning.

CONTAINS: 1.55 ACRES+/-



7505 S Holden Street
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MIDVALE CITY COUNCIL STAFF REPORT 5/2/2023

SUBJECT

Jacob Ballstaedt requests an amended Large Scale Master Plan for The Mills project located at approximately 208-272 E 8000 S and 8052-8082 S 300 E.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The Midvale Mills is an existing project that received its first approvals on April 6, 2021. Since then, additional land has been acquired to expand the project. This staff report will discuss amending the large scale master plan to add the newly acquired land, Phase 3, as if the rezone request was approved. Everything regarding Phase 1 and Phase 2 will remain the same.

The public hearing for this request took place in front of the City Council on April 18, 2023. Public notice was sent to property owners within 500 feet of the subject parcel. Concerns that were raised at the Planning Commission meeting regarding the activation of the open space area, specifically the inclusion of pickleball courts, were also raised at that City Council meeting. The Planning Commission minutes have been included as an attachment. After collecting public input, the pickleball courts have been removed from the plans and will be replaced with general landscaped open space.

Large Scale Master Plan Procedure

Midvale City Code 17-3-5 outlines the criteria necessary for a large scale master plan review. Staff finds that the proposal meets all the requirements.

A development is required to be executed in conjunction with any large scale master plan approval. An amendment has been drafted to the original development agreement.

This proposal has been reviewed by Planning Staff, the City Engineer, the Unified Fire Authority, and Public Works for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposed large scale master plan complies with requirements outlined in Midvale City Code.

Planning Commission Recommendation

Recommend Approval.

STAFF RECOMMENDATION

Recommend Approval.

RECOMMENDED MOTION

I move that we approve the amended Large Scale Master Plan for The Mills project located at approximately 208-272 E 8000 S and 8052-8082 S 300 E consistent with the findings included in the staff report.

Findings:

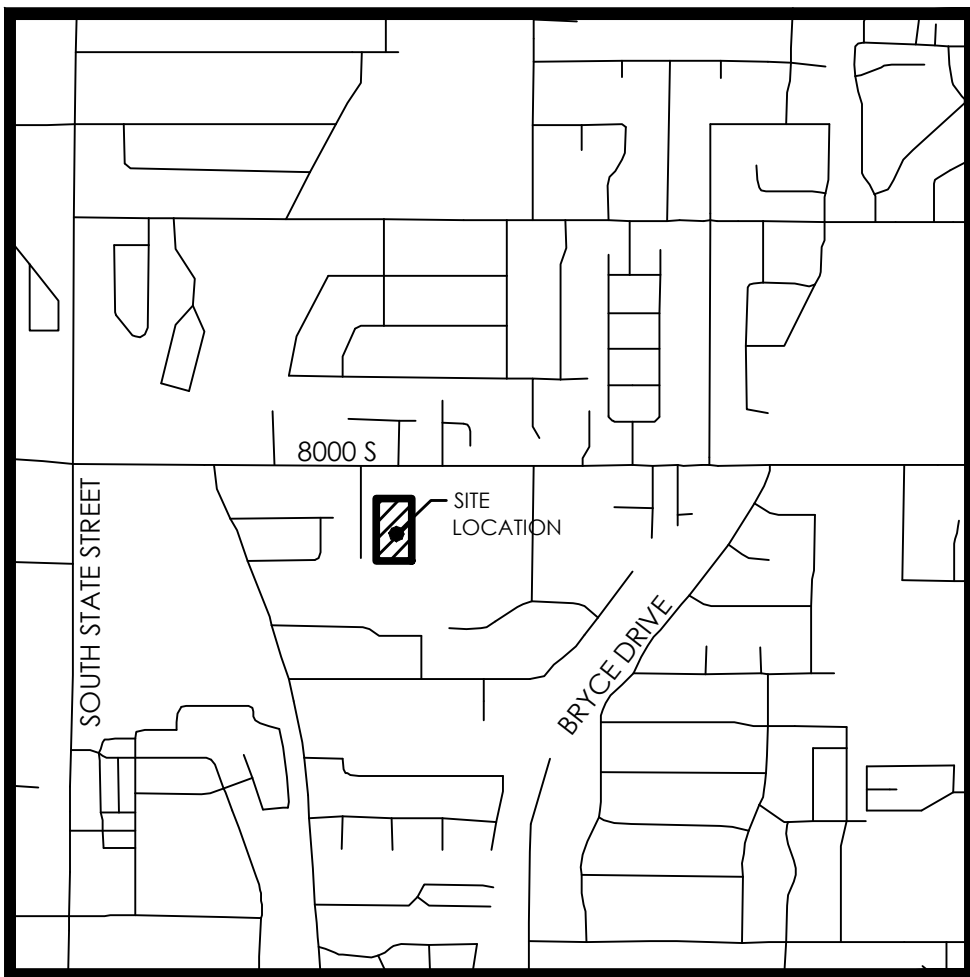
1. An amended large scale master plan is required as new land has been added to The Midvale Mills project.
2. The proposal meets the large scale master plan requirements outlined in Midvale City Code 17-7-3.9.
3. The applicable review departments have reviewed the project as well as the Planning Commission and forwarded the item on for the City Council to make a recommendation.

CITIZEN AGENDA SUMMARY

The Mills is an existing project located at approximately 208-272 E 8000 S and 8052-8082 S 300 E. Phase 1 is already underway. This request is for amended large scale master plan approval to include the newly acquired land that will be Phase 3 of the project.

ATTACHMENTS

1. Phase 3 Plans
2. Excerpt Minutes from the January 25, 2023 Planning Commission Meeting.



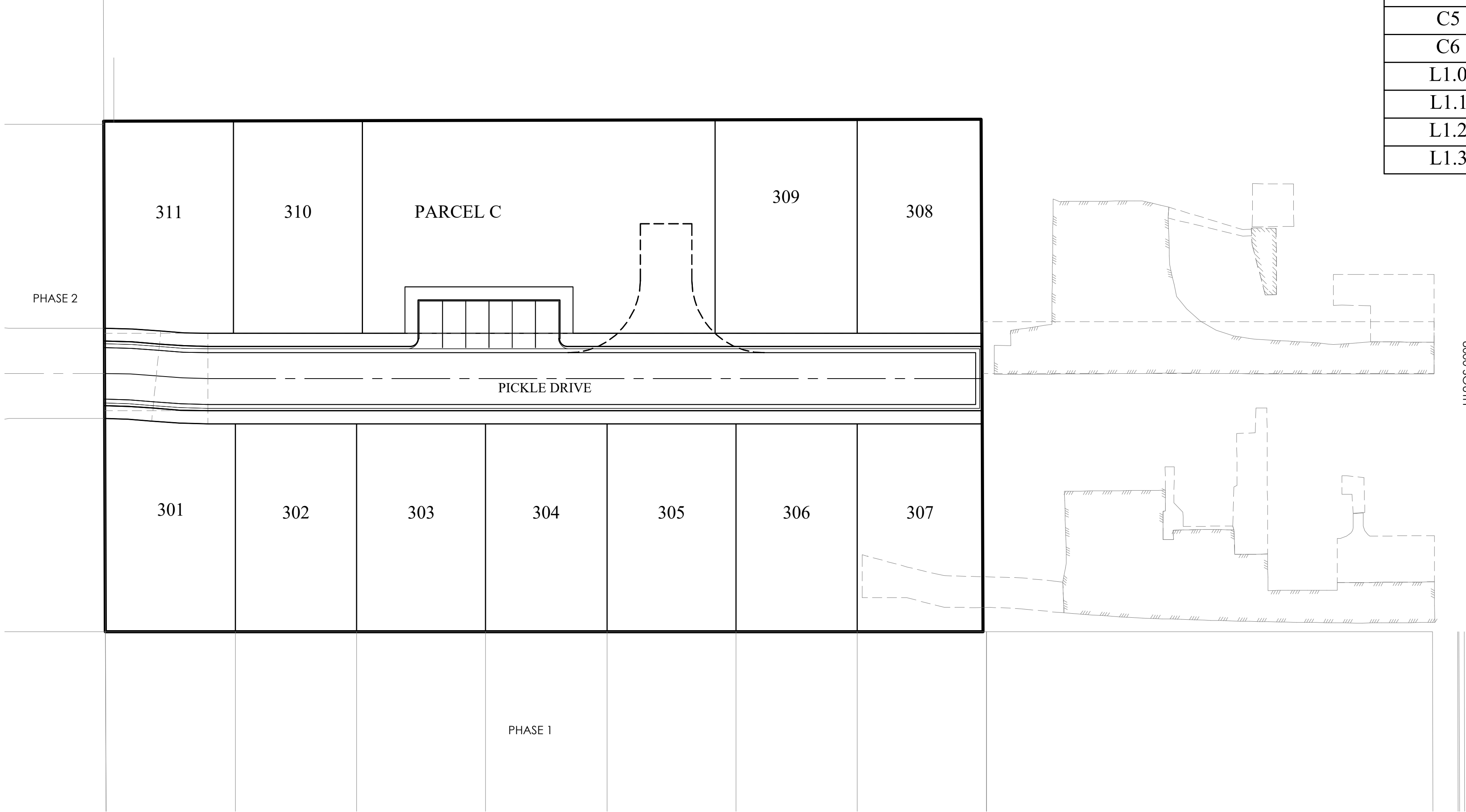
VICINITY MAP

NTS

MIDVALE MILLS PHASE 3

PREPARED FOR:
GARBETT HOMES
LOCATED IN:
MIDVALE, UT

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	C2 PRELIMINARY PLAT
C3	EXISTING CONDITIONS
C3.1	SITE PLAN
C4	GRADING & DRAINAGE PLAN
C4.1	DRAINAGE BASINS
C5	UTILITY SHEET
C6	EROSION CONTROL PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L1.3	LANDSCAPE DETAILS



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO MIDVALE CITY STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: CODY ADAIR
SURVEY MANAGER: EVAN WOOD

OWNER/DEVELOPER
GARBETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103
(801) 456-2430
CONTACT: JACOB BALLSTAEDT



(IN FEET)
1 inch = 30 ft.



FOR
REVIEW
ONLY

MIDVALE MILLS PHASE 3

MIDVALE, UT

COVER SHEET

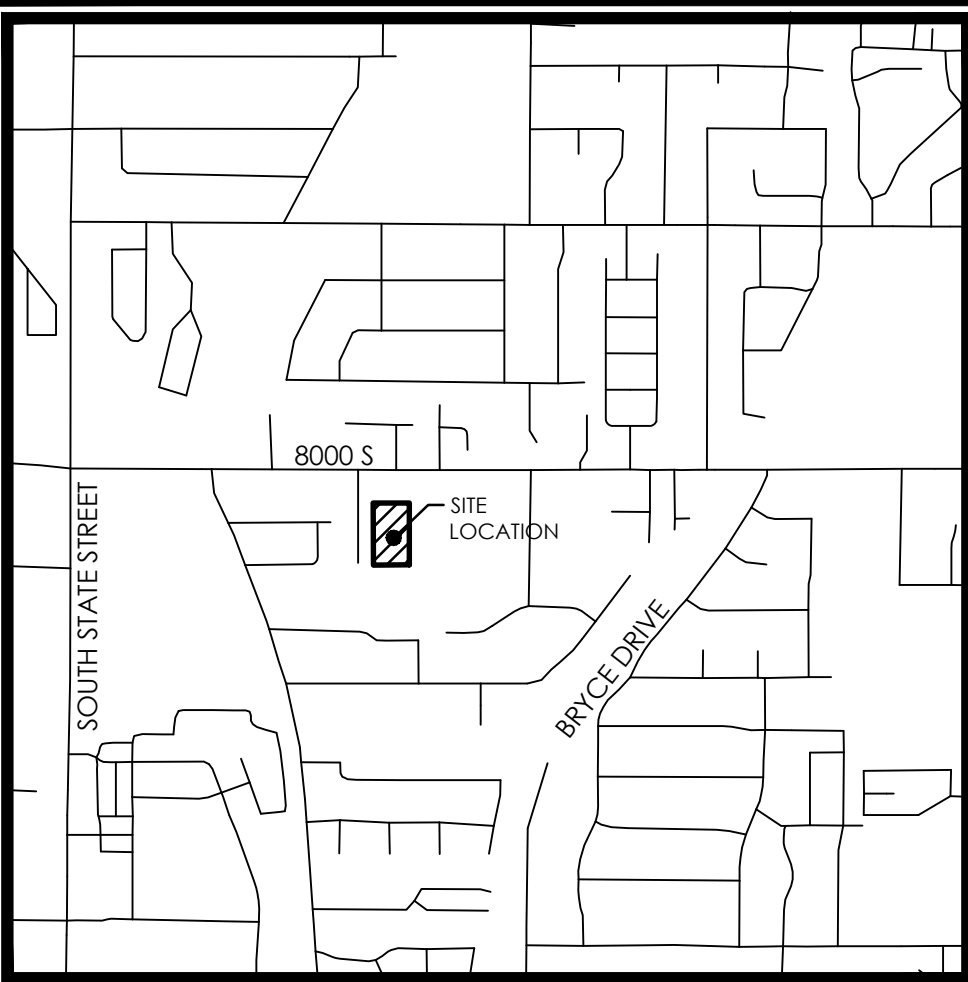
REVISION BLOCK	
#	DESCRIPTION
1	
2	
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5	
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COVER SHEET

Scale: 1"=30'	Drawn: CSA
Date: 01/10/23	Job #: 22-0085
Sheet:	

C1





VICINITY MAP
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	182.50	5°43'58"	18.26	N02°51'59"E
C2	217.50	5°43'58"	21.76	S02°51'59"W
C3	182.50	5°43'58"	18.26	N02°51'59"E
C4	217.50	5°43'58"	21.76	N02°51'59"E
C5	200.00	5°43'58"	20.01	N02°51'59"E
C6	200.00	5°43'58"	20.01	N02°51'59"E

Easement Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
(C7)	28.00	47°04'08"	23.00	S66°27'58"E
(C8)	28.00	47°04'07"	23.00	S66°27'54"W

Easement Line Table		
LINE	DIRECTION	LENGTH
(L1)	N89°59'58"E	22.00
(L2)	S00°00'00"W	20.00
(L3)	S89°59'58"W	22.00

NOTES

- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- ALL PARCELS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
- ALL PARCELS AND THE PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE MILL HOME OWNERS ASSOCIATION.
- PERIMETER LOTS ARE SUBJECT TO STANDARD RM-12 SETBACKS
- ON-STREET PARKING ON PRIVATE STREETS IS PROHIBITED
- BUILDING AND DRIVEWAY AREA CANNOT EXCEED MAXIMUM FOOTPRINT DEFINED IN FINAL SITE PLAN
- ALL PRIVATE RIGHT OF WAYS TO BE DEDICATED AS A PUBLIC UTILITY EASEMENT.
- FRONT SETBACK TO GARAGE DOOR TO BE 18 FEET
- NO MINIMUM FRONT SETBACK TO LIVING SPACE OF HOME
- TURNAROUND EASEMENT IN FAVOR OF MIDVALE CITY AND TO BE MAINTAINED BY THE HOA
- ALONG ALL STREETS, THE DEVELOPER SHALL INSTALL DECORIOUS TREES, TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.

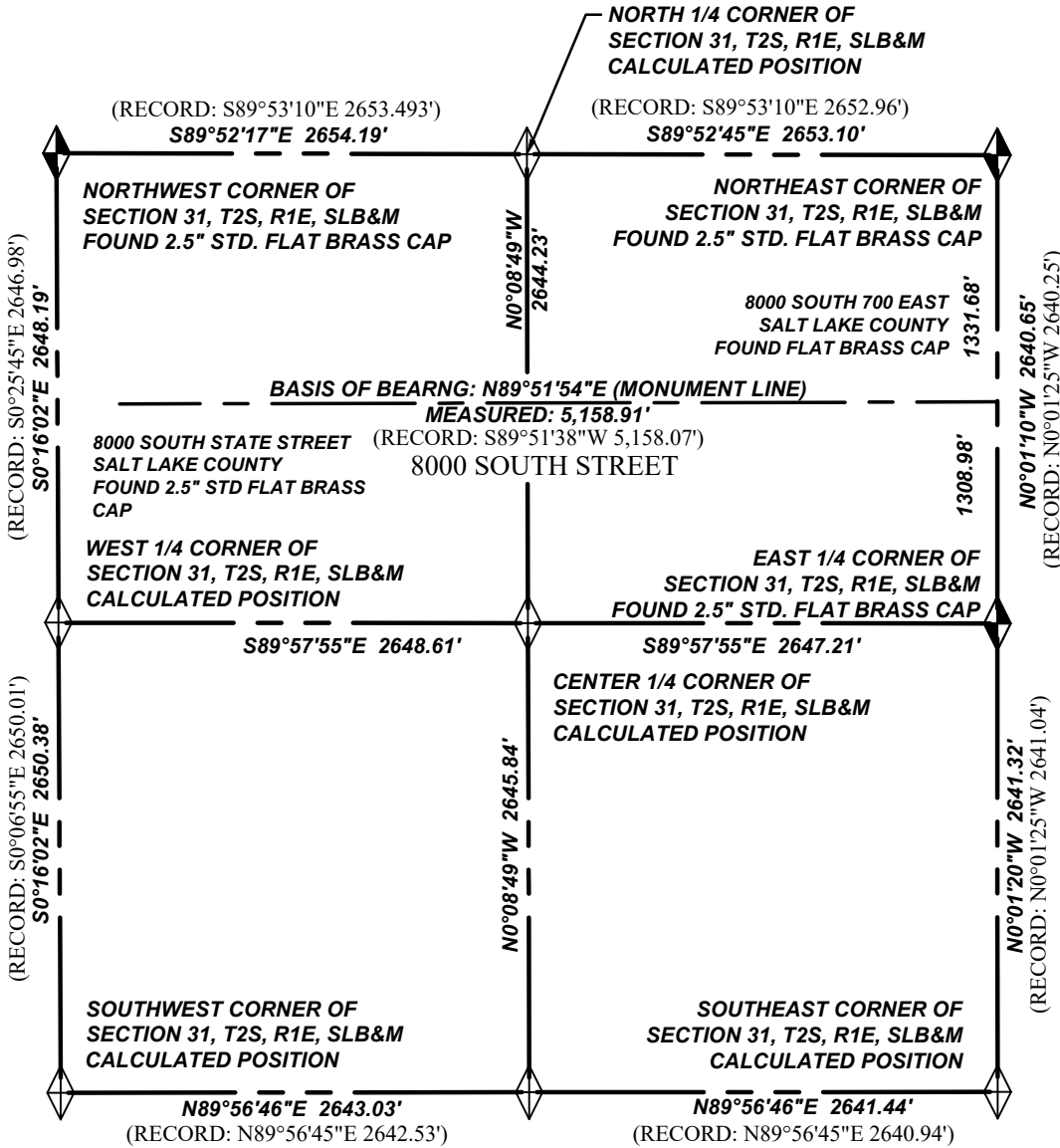
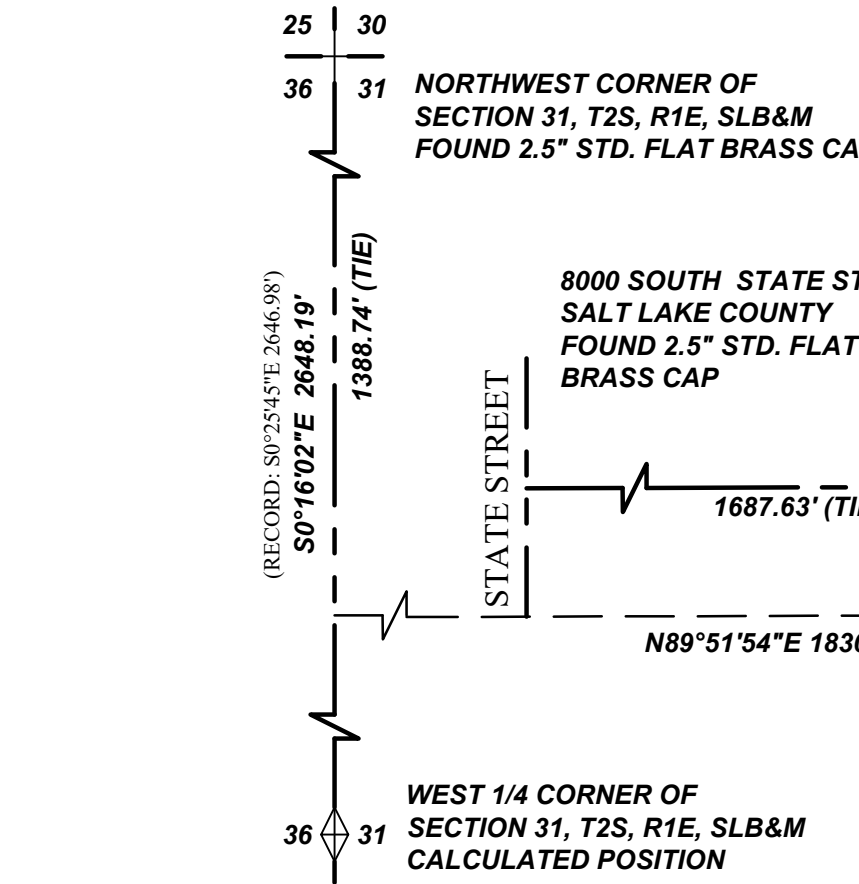
OWNER/DEVELOPER
GARRETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103
(801) 456-2430
CONTACT: JACOB BALLSTAEDT

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



SECTION 31 BREAKDOWN
N.T.S.

- ROCKY MOUNTAIN POWER**
- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 - Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

ROCKY MOUNTAIN POWER	DATE
MIDVALLEY IMPROVEMENT DISTRICT	
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____	
DIRECTOR, MIDVALLEY IMPROVEMENT DISTRICT	
SALT LAKE VALLEY HEALTH DEPARTMENT	
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____	
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH	

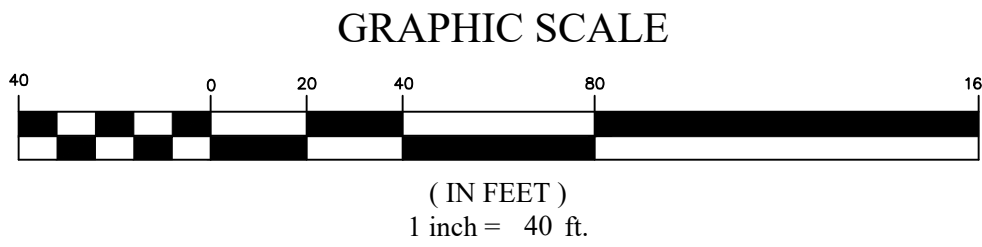
MIDVALE CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE MIDVALE CITY PLANNING COMMISSION
CHAIRMAN, MIDVALE CITY PLANNING COMMISSION

MIDVALE CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE _____ MIDVALE CITY ENGINEER _____

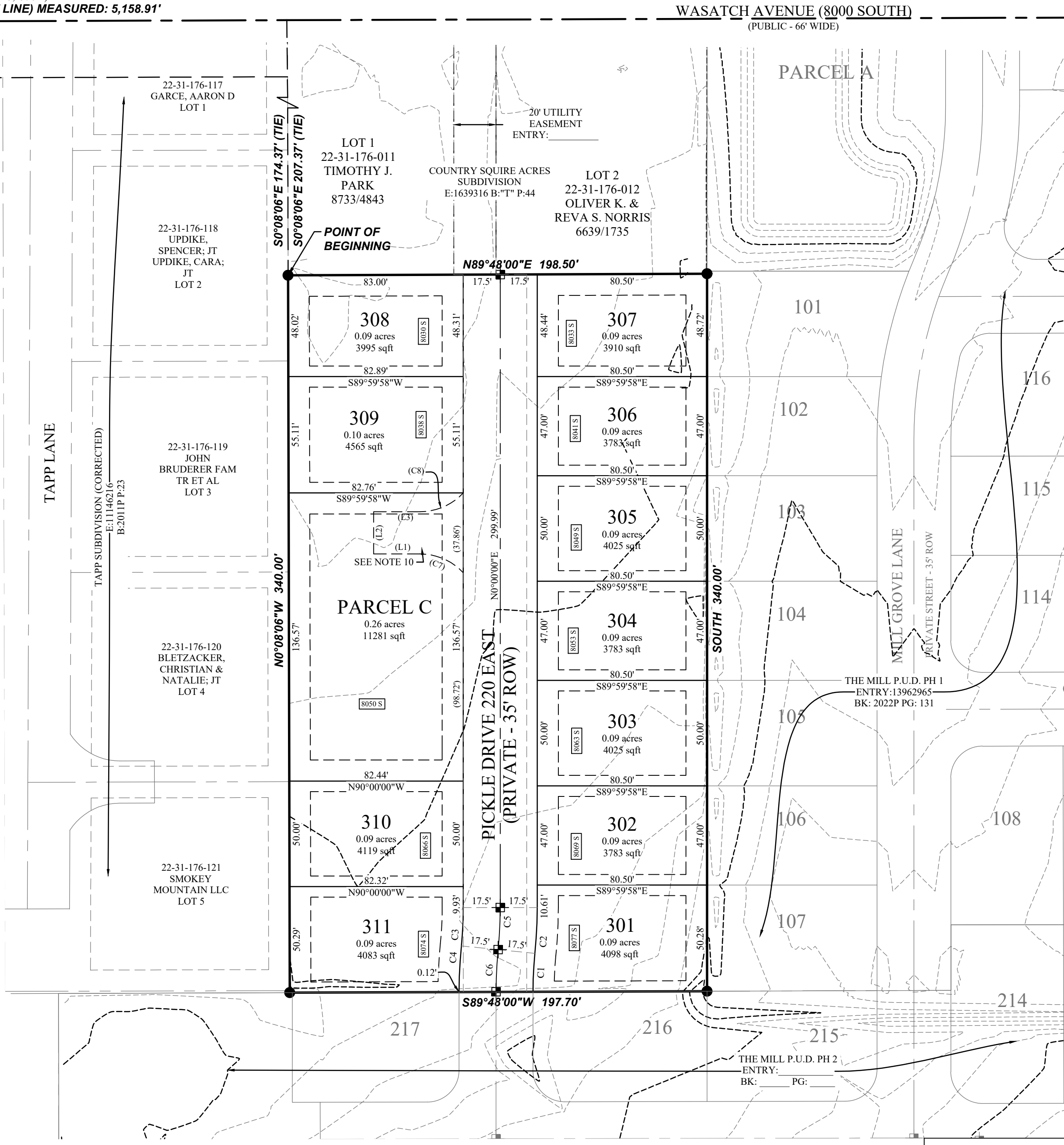
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____
MIDVALE CITY ATTORNEY _____

CITY COUNCIL APPROVAL
PRESENTED TO THE MIDVALE CITY COUNCIL THIS _____ DAY OF _____, A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CITY RECORDER _____ MAYOR, MIDVALE CITY _____

THE MILL P.U.D. PHASE 3
(VACATING AND AMENDING A PART OF LOT 1, 2 OF COUNTRY SQUIRE ACRES SUBDIVISION)
LOCATED IN THE NW 1/4 OF SECTION 31, T2S, R1E, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



8000 SOUTH 700 EAST
SALT LAKE COUNTY
FOUND FLAT BRASS CAP



EASEMENT APPROVAL

UTOPIA _____ DATE _____
XFINITY _____ DATE _____
CENTURY LINK _____ DATE _____

QUESTAR NOTE

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____
QUESTAR GAS COMPANY
BY: _____
TITLE: _____

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 183395 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

THE MILL P.U.D. PHASE 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW ONLY

Evan J. Wood _____ Date _____
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Midvale City, Salt Lake County, Utah, being more particularly described as follows:
Beginning at a point on the easterly boundary line of TAPP SUBDIVISION (CORRECTED), according to the official plat thereof recorded March 7, 2011 as Entry No. 11146216 in Book 9910 at Page 180 in the Salt Lake County Recorder's Office, said point being N89°51'54"E 1,687.63 feet along the monument line of 8000 South Street and S00°08'06"E 207.31 feet from the Salt Lake County street monument at the intersection of 8000 South Street and State Street, said point also located S00°16'02"E 1388.74 feet along the section line and N89°51'54"E 1830.03 feet and S00°08'06"E 174.37 feet from the Northwest Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence N89°48'00"E 198.50 feet to the westerly Boundary line of THE MILL P.U.D. PH 1, according to the official plat thereof recorded June 2, 2022 as Entry No. 13962965 in Book 11344 at Page 8035 in the Salt Lake County Recorder's Office; thence along said plat South 340.00 feet; thence S89°48'00"W 197.70 feet to the southeasterly corner of said TAPP SUBDIVISION (CORRECTED); thence along plat N00°08'06"W 340.00 feet to the point of beginning.

CONTAINS: 1.55 ACRES +/-
11 LOTS, 1 PARCELS

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

THE MILL P.U.D. PHASE 3

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS PARCEL A AND PRIVATE STREETS AS DEPICTED HEREON, TO THE MILL HOMEOWNER'S ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 273 N. EAST CAPITOL STREET, SALT LAKE CITY, UT 84103.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BY: JACOB BALLSTAEDT
ITS: PRESIDENT OF MIDVALE
MILL DEVELOPMENT, CORP

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

THE MILL P.U.D. PHASE 3

(VACATING AND AMENDING A PART OF LOT 1, 2 OF COUNTRY SQUIRE ACRES SUBDIVISION)
LOCATED IN THE NW 1/4 OF SECTION 31, T2S, R1E, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ SALT LAKE COUNTY DEPUTY RECORDER _____

_____	BOUNDARY
_____	ROW
_____	CENTERLINE
_____	LOT LINE
_____	EASEMENT

_____ 15.50	15" STORM DRAIN
_____ 8.5S	8" SANITARY SEWER
_____ 8W	8" CULINARY WATER
_____ 8.5W	8" SECONDARY WATER
_____ XXXX	CONTOUR MAJOR
_____ XXXX	CONTOUR MINOR
_____ Ex 50	EXIST. STORM DRAIN
_____ Ex 5S	EXIST. SANITARY SEWER
_____ Ex W	EXIST. CULINARY WATER
_____ X _____ X	EXIST. FENCE
_____ (XXXX)	EXIST. CONTOUR MAJOR
_____ (XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
© XXXXX,XX	SPOT ELEVATION



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MIDVALE, UTAH 84047 PH: (801) 352-0075
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**FOR
REVIEW
ONLY**

**MIDVALE MILLS PHASE 3
MIDVALE, UT
EXISTING CONDITIONS**

REVISION BLOCK		
#	DATE	DESCRIPTION
1	10/1/20	10/1/20
2	10/1/20	10/1/20
3	10/1/20	10/1/20
4	10/1/20	10/1/20
5	10/1/20	10/1/20
6	10/1/20	10/1/20

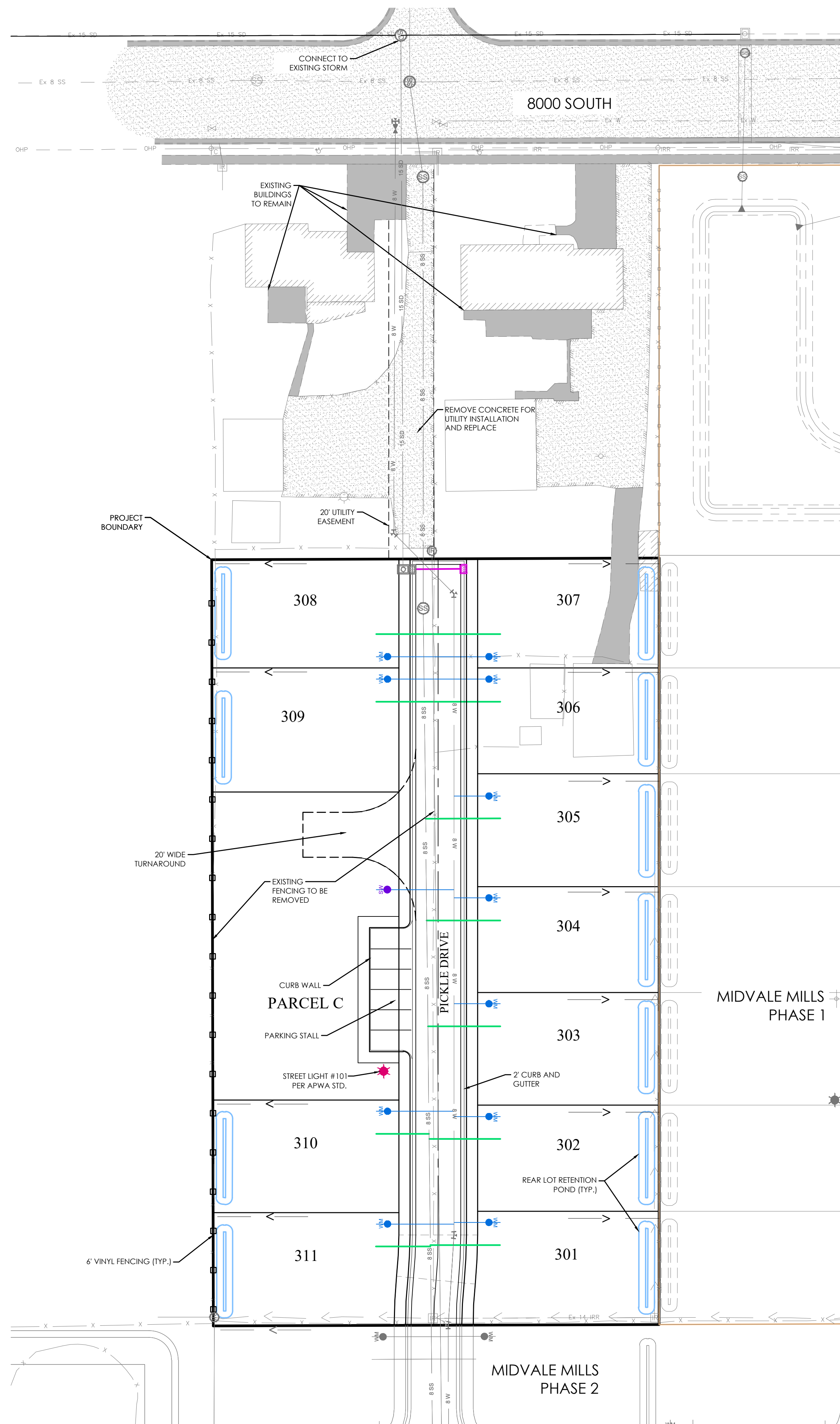
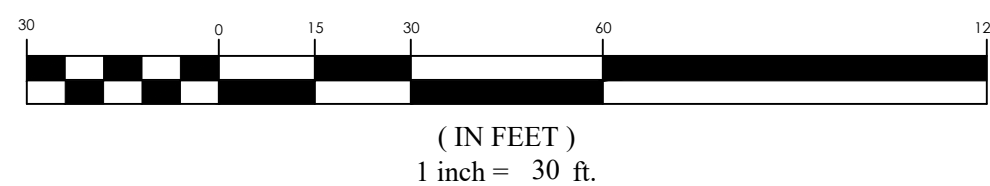
EXISTING CONDITIONS

Scale: 1"=30'	Drawn: CSA
Date: 01/10/23	Job #: 22-0085

C3

Z:\2022\22-0085 Midvale Mills Phase 2\design 22-0085\dwg\sheets\preliminary\PHASE 3 PRELIM\C3 EXISTING CONDITIONS PLAN.dwg

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15 SD
	8 SS
	8 SW
	8 SW
	XXXX
	XXXX
	Ex SD
	Ex SS
	Ex SW
	X
	X
	XXXX
	XXXX
	SIGN
	STREET LIGHT
	SD M/I, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY V. VALVE, TEE & BEND
	SEWALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



TOTAL ACREAGE	±11.45 ACRES
SINGLE FAMILY LOTS	81
TOTAL DENSITY	7.07 UNITS/ACRE
TOTAL OPEN SPACE	6.4 ACRES *(56.5%)

*INDICATES PERCENTAGE OF TOTAL ACREAGE; 11.45 ACRES

GARAGE STALLS	162 (2 STALLS PER UNIT)
DRIVEWAY STALLS	162 (2 STALLS PER UNIT)
GUEST PARKING	10 STALLS
TOTAL RESIDENTIAL STALLS	334

PUBLIC IMPROVED	1.02 ACRES *(10.1%)
PUBLIC NON-IMPROVED	0.19 ACRES *(1.9%)
SIDEWALKS (NON-IMPROVED)	0.59 ACRES *(5.9%)
PRIVATE RESIDENTIAL	3.83 ACRES *(37.9%)
TOTAL OPEN SPACE	5.65 ACRES *(55.8%)

*INDICATES PERCENTAGE OF TOTAL PHASE ACREAGE; 10.12 ACRES

PUBLIC IMPROVED	0.21 ACRES *(15.8%)
SIDEWALKS (NON-IMPROVED)	0.09 ACRES *(6.8%)
PRIVATE RESIDENTIAL	0.45 ACRES *(34.0%)
TOTAL OPEN SPACE	0.75 ACRES *(56.6%)

*INDICATES PERCENTAGE OF TOTAL PHASE ACREAGE; 1.33 ACRES

BELLOWS (40' x 53')	5
DALI (40' x 46')	9
SARGENT (40' x 37.3')	27
MATISSE (37' x 36')	33
GOMEZ (32' x 41.6')	7

PHASE 1 AREA	3.38 ACRES
PHASE 1 LOTS	24
PHASE 2 AREA	6.74 ACRES
PHASE 2 LOTS	48
PHASE 3 AREA	1.33 ACRES
PHASE 3 LOTS	9

MIDVALE MILLS PHASE 3
MIDVALE, UT
SITE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	08-20-00	08-20-00
2	08-20-00	08-20-00
3	08-20-00	08-20-00
4	08-20-00	08-20-00
5	08-20-00	08-20-00

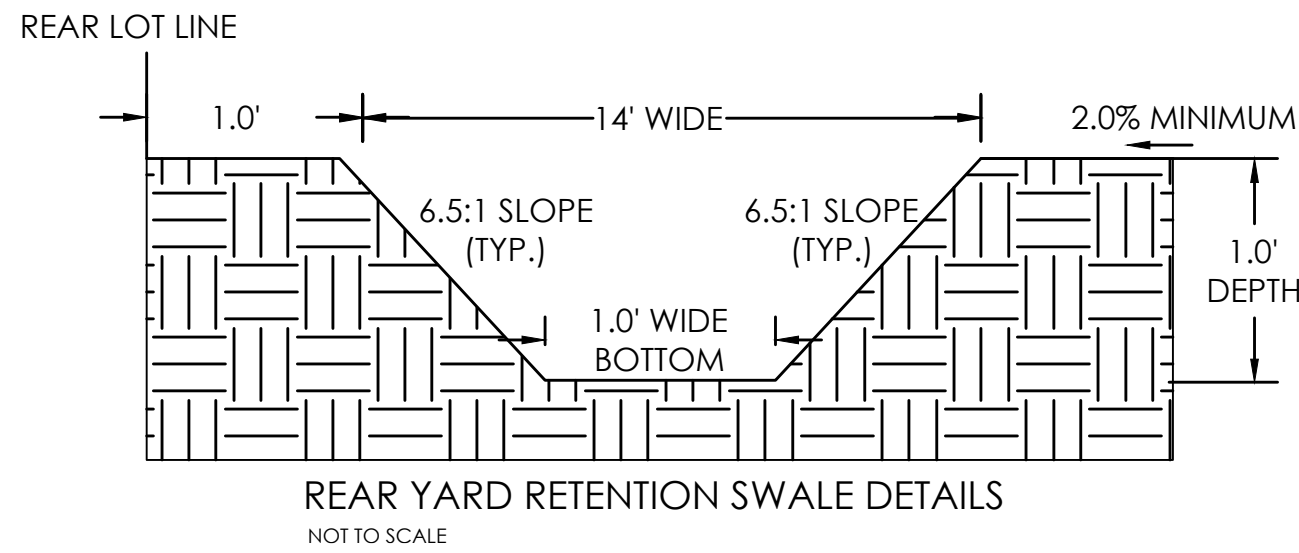
SITE PLAN

Scale: 1"=40'	Drawn: CSA
Date: 01/10/23	Job #: 22-0085
Sheet:	

C3.1

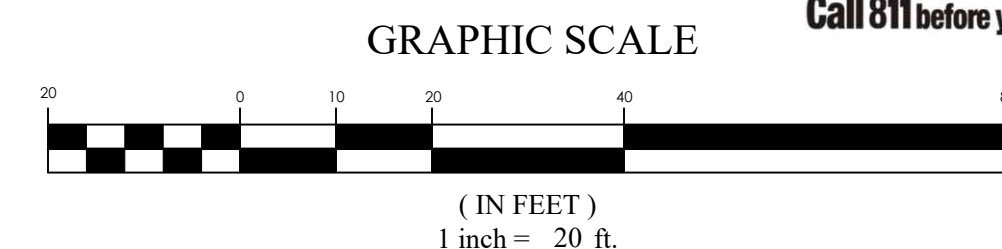
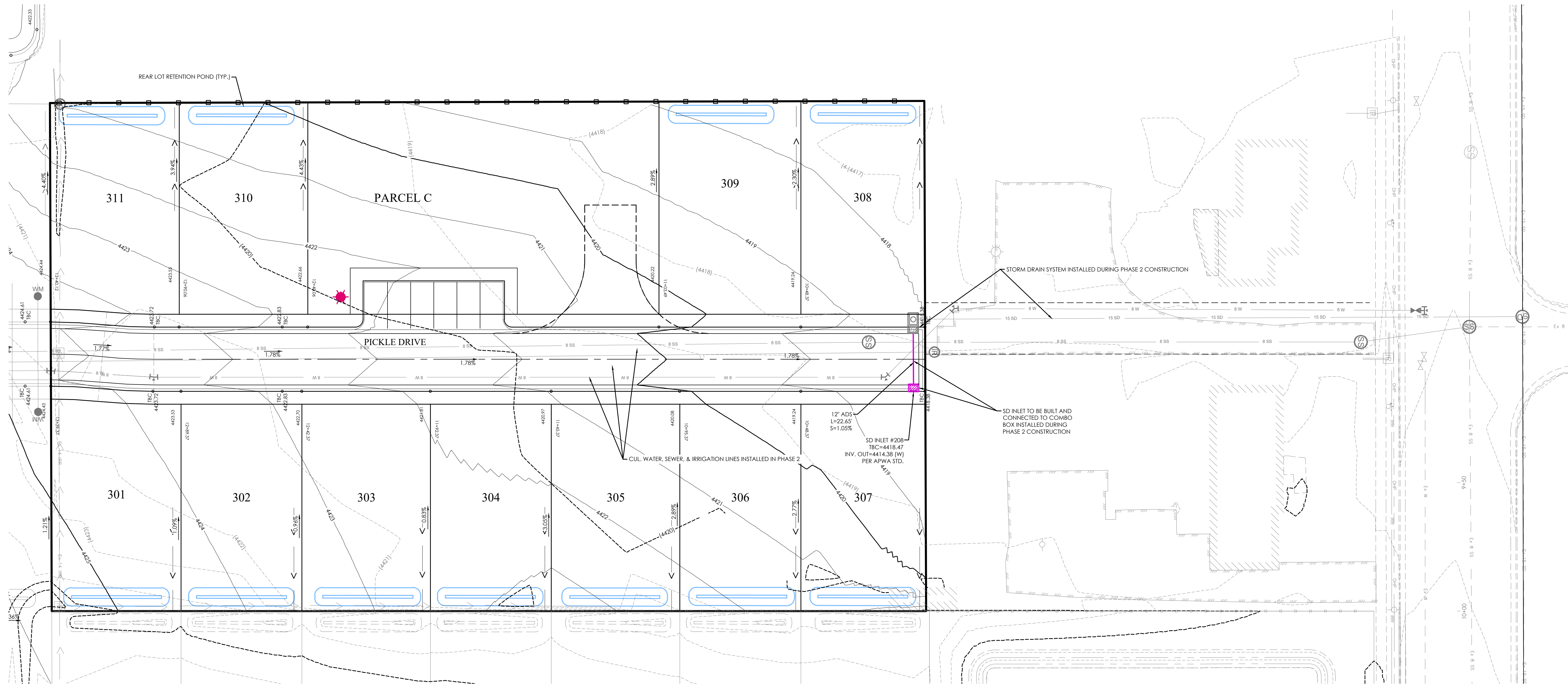


CSA	2
0085	6



LEGEND

BOUNDARY	BOUNDARY
ROW	ROW
CENTERLINE	CENTERLINE
LOT LINE	LOT LINE
EASEMENT	EASEMENT
15" STORM DRAIN	15" STORM DRAIN
8" SANITARY SEWER	8" SANITARY SEWER
8" CULINARY WATER	8" CULINARY WATER
8" SECONDARY WATER	8" SECONDARY WATER
CONTOUR MAJOR	CONTOUR MAJOR
CONTOUR MINOR	CONTOUR MINOR
EXIST. STORM DRAIN	EXIST. STORM DRAIN
EXIST. SANITARY SEWER	EXIST. SANITARY SEWER
EXIST. CULINARY WATER	EXIST. CULINARY WATER
EXIST. FENCE	EXIST. FENCE
EXIST. CONTOUR MAJOR	EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR	EXIST. CONTOUR MINOR
SIGN	SIGN
STREET LIGHT	STREET LIGHT
SD MH, INLET, AND COMBO	SD MH, INLET, AND COMBO
SEWER MANHOLE	SEWER MANHOLE
CULINARY VALVE, TEE & BEND	CULINARY VALVE, TEE & BEND
SECONDARY VALVE, TEE & BEND	SECONDARY VALVE, TEE & BEND
WATER BLOW-OFF	WATER BLOW-OFF
FIRE HYDRANT	FIRE HYDRANT
STREET MONUMENT (TO BE SET)	STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT	EXIST. STREET MONUMENT
EXIST. SD INLET & MH	EXIST. SD INLET & MH
EXIST. SEWER MH	EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND	EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT	EXIST. FIRE HYDRANT
SPOT ELEVATION	SPOT ELEVATION



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FOR
REVIEW
ONLY

MIDVALE MILLS PHASE 3
MIDVALE, UT
GRADING & DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

GRADING & DRAINAGE PLAN

Scale: 1"=20'
Date: 01/10/23
Sheet:

Drawn: CSA
Job #: 22-0085

C4

Volume Calculation
Project: Midvale Mills Phase 2 Discharge Volume to 8000 S
Location: Midvale, Utah
Date: 7/6/2021
Designer: Ryan Hopkins



10-Year Detention Sizing
Design Criteria
Intensity Table: Per NOAA Atlas 14
Return Period: 10 year
Allowable Discharge: 0.00 cfs/acre Per Midvale City Standards

Allowable Discharges
Storm Drain Discharge: 0.00 cfs
Other Discharge: 0.00 cfs
Total Discharge: 0.00 cfs

Surface Type	Area (sf)	"C" Value	C*A
Building	0	0.85	0
Drives	0	0.80	0
Roadway and Sidewalk	0	0.80	0
Landscape	0	0.15	0
Totals	12,050		0
Weighted "C" Value		0.70	

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	cfs	cf	cf
15.0	2.11	0.70	0.38	0.41	368	0.00	0	368
30.0	1.42	0.70	0.38	0.27	495	0.00	0	495
60.0	0.98	0.70	0.38	0.17	612	0.00	0	612
120.0	0.50	0.70	0.38	0.10	694	0.00	0	694
180.0	0.34	0.70	0.38	0.07	751	0.00	0	751
360.0	0.22	0.70	0.38	0.04	920	0.00	0	920
720.0	0.14	0.70	0.38	0.03	1,129	0.00	0	1,129
1440.0	0.08	0.70	0.38	0.01	1,255	0.00	0	1,255

Maximum Storage Requirement: 1,255
Maximum Storage Requirement (ac-ft): 0.03

Detention Pond
Project: Midvale Mills Phase 2 Parcel A Pond
Location: Midvale, Utah
Date: 7/6/2021
Designer: Ryan Hopkins



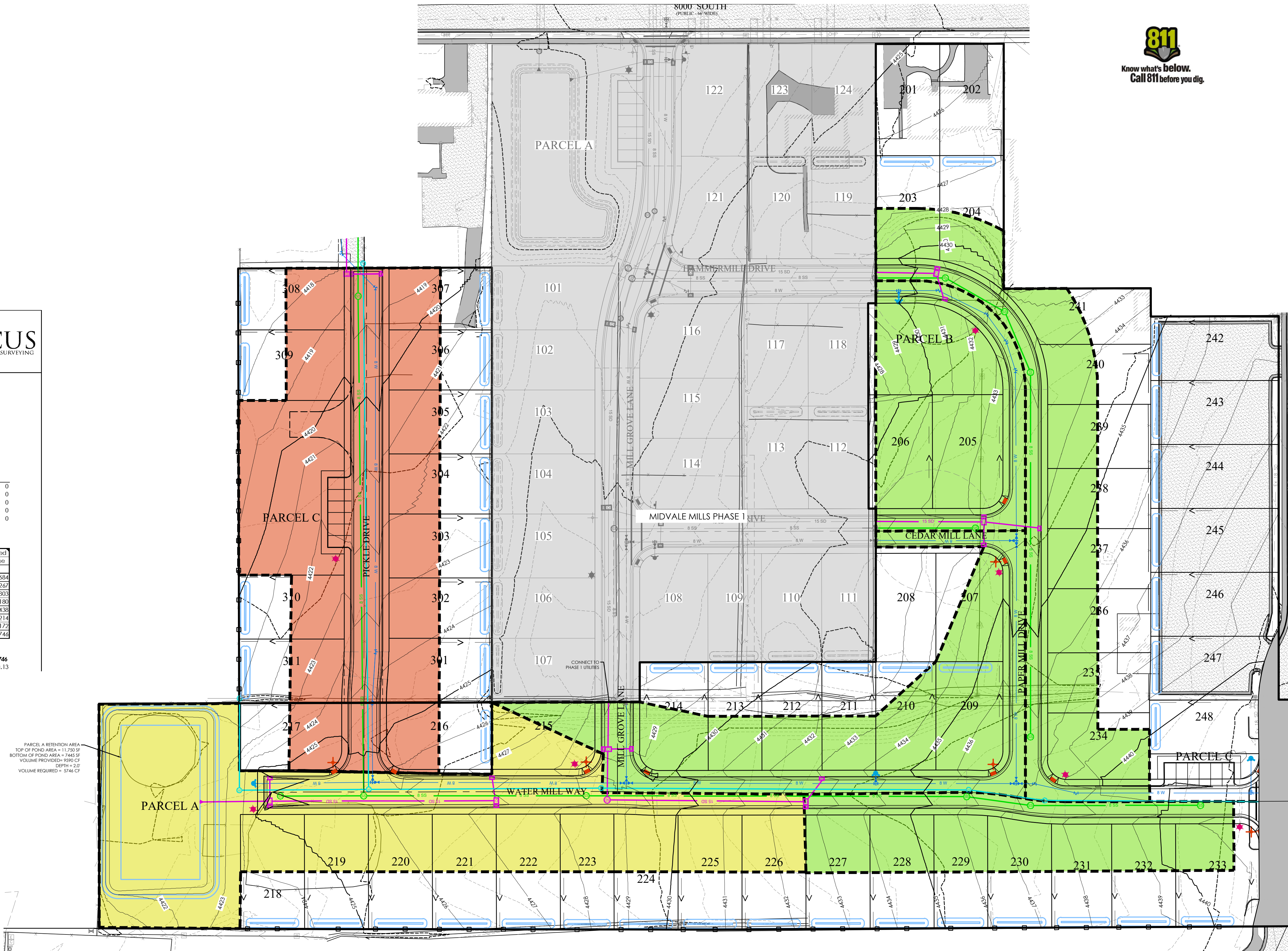
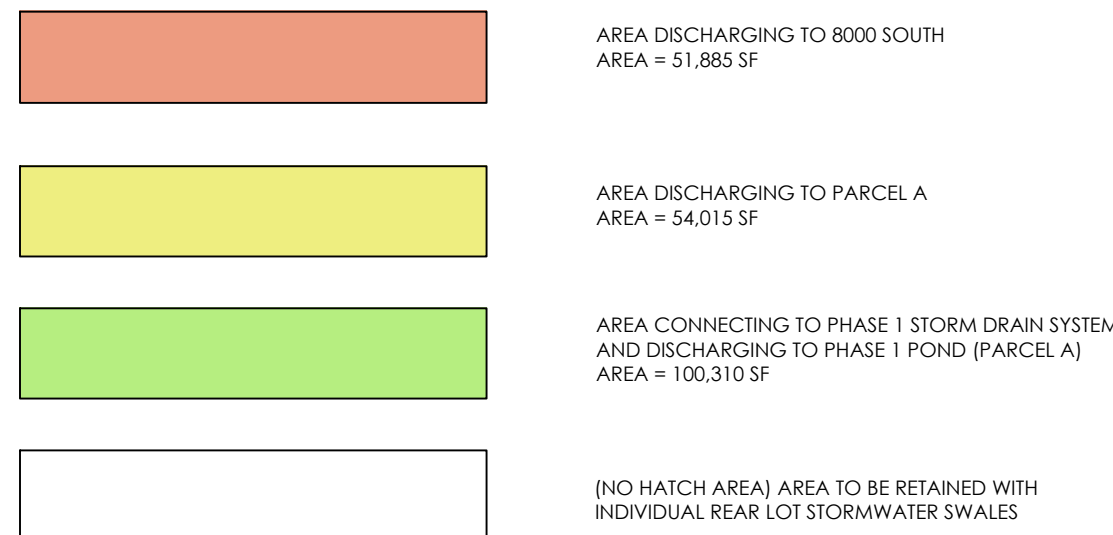
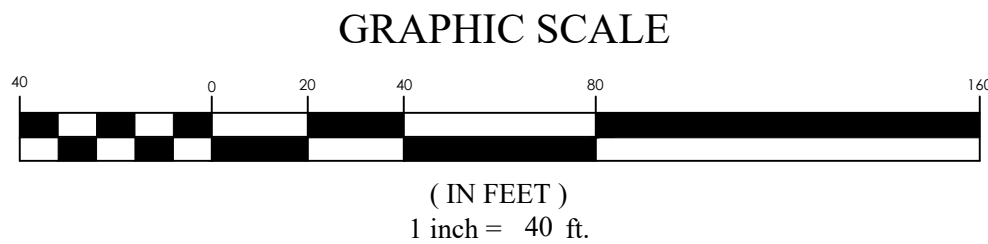
10-Year Detention Sizing
Design Criteria
Intensity Table: Per NOAA Atlas 14
Return Period: 10 year
Allowable Discharge: 0.00 cfs/acre Per Midvale City Standards

Allowable Discharges
Storm Drain Discharge: 0.00 cfs
Other Discharge: 0.00 cfs
Total Discharge: 0.00 cfs

Surface Type	Area (sf)	"C" Value	C*A
Building	0	0.85	0
Drives	0	0.80	0
Roadway and Sidewalk	0	0.80	0
Landscape	0	0.15	0
Totals	55,182		0
Weighted "C" Value		0.70	

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate	Allowable	Discharge	Required
min	in/hr		Ac	cfs	Flow	cfs	cf	cf
15.0	2.11	0.70	1.27	1.87	1,684	0.00	0	1,684
30.0	1.42	0.70	1.27	1.26	2,267	0.00	0	2,267
60.0	0.88	0.70	1.27	0.78	2,803	0.00	0	2,803
120.0	0.50	0.70	1.27	0.44	3,180	0.00	0	3,180
180.0	0.34	0.70	1.27	0.32	3,438	0.00	0	3,438
360.0	0.22	0.70	1.27	0.20	4,214	0.00	0	4,214
720.0	0.14	0.70	1.27	0.12	5,172	0.00	0	5,172
1440.0	0.08	0.70	1.27	0.07	5,746	0.00	0	5,746

Maximum Storage Requirement: 5,746
Maximum Storage Requirement (ac-ft): 0.13



PARCEL A RETENTION AREA
TOP OF POND AREA = 11,750 SF
BOTTOM OF POND AREA = 7,445 SF
VOLUME PROVIDED = 9590 CF
DEPTH = 2.0'
VOLUME REQUIRED = 5746 CF

FOR
REVIEW
ONLY

MIDVALE MILLS PHASE 3
MIDVALE, UT
DRAINAGE BASINS

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

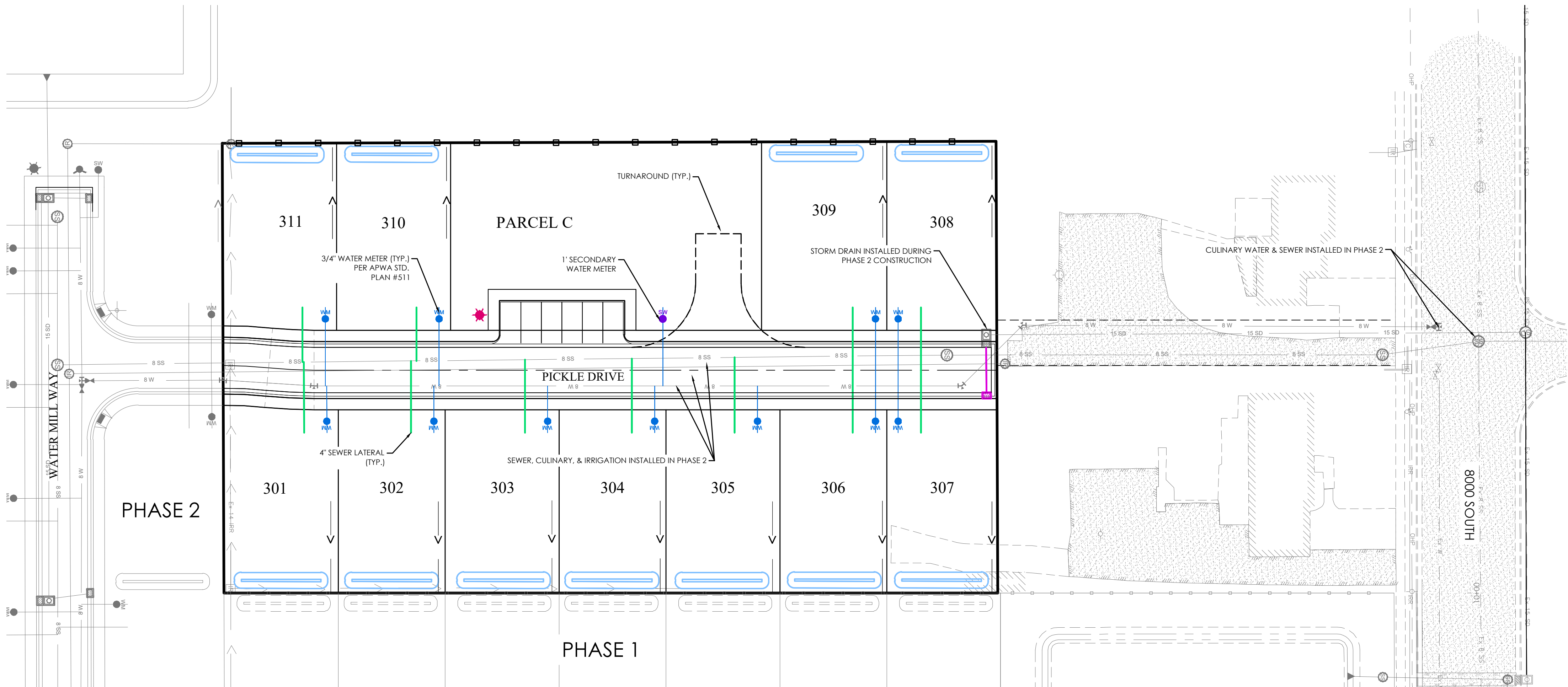
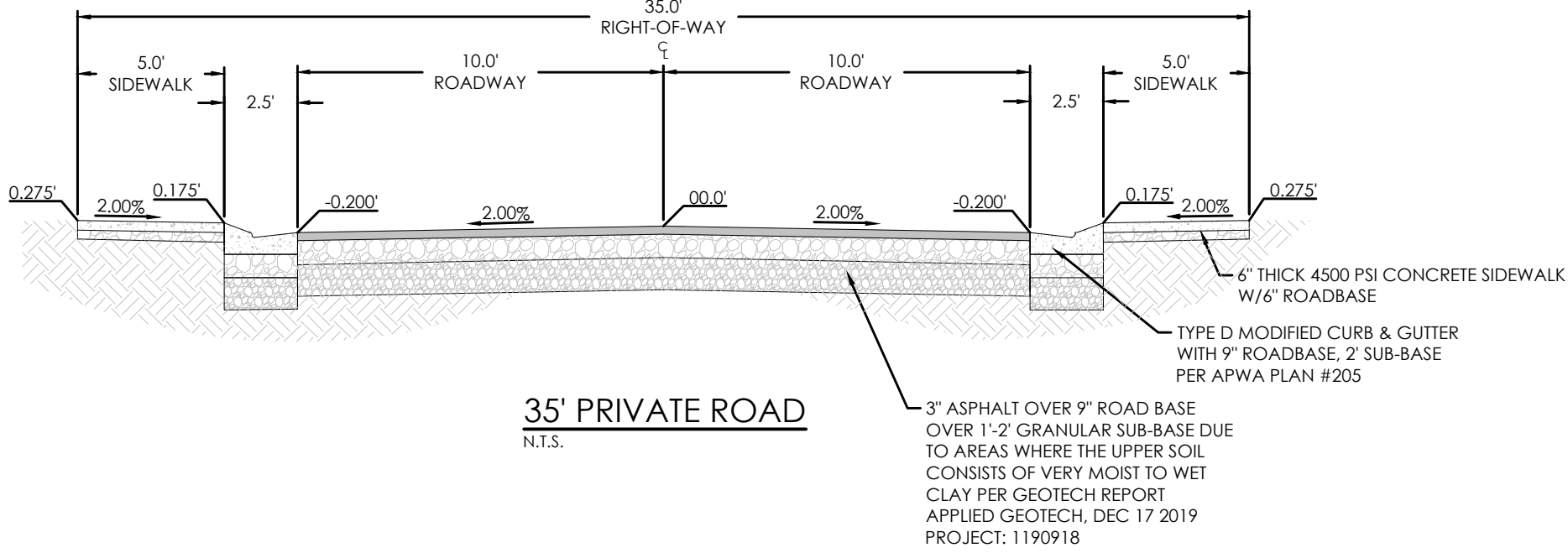
DRAINAGE
BASINS

Scale: 1"=40' Drawn: CSA
Date: 01/10/23 Job #: 22-0085
Sheet:

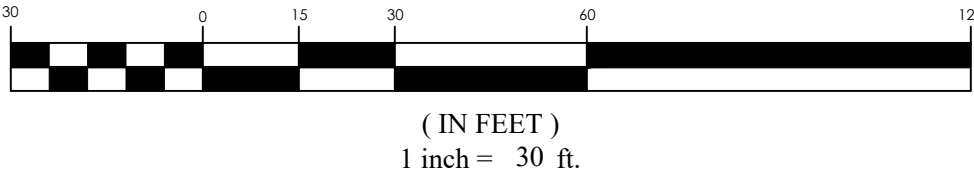
C4.1

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
	15" STORM DRAIN
	8" SANITARY SEWER
	8" CULINARY WATER
	8" SECONDARY WATER
	CONTOUR MAJOR
	CONTOUR MINOR
	EXIST. STORM DRAIN
	EXIST. SANITARY SEWER
	EXIST. CULINARY WATER
	EXIST. FENCE
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	CULINARY VALVE, TEE & BEND
	SECONDARY VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HYDRANT
	SPOT ELEVATION



GRAPHIC SCALE

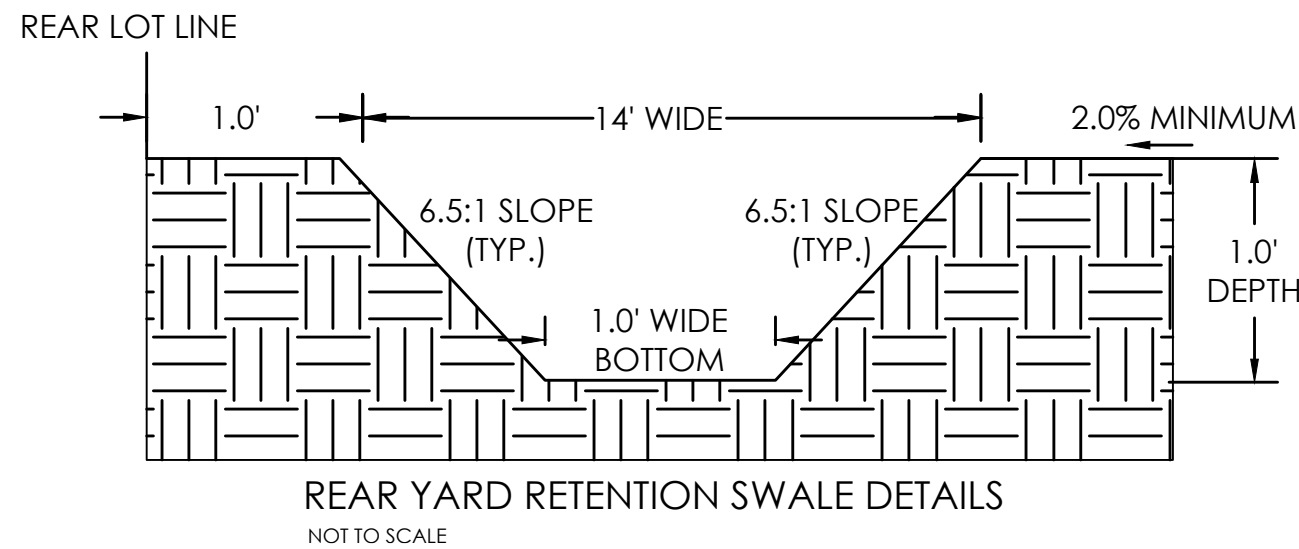


FOR
REVIEW
ONLY

MIDVALE MILLS PHASE 3
MIDVALE, UT
UTILITY SHEET

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

UTILITY SHEET	
Scale: 1"=30'	Drawn: CSA
Date: 01/10/23	Job #: 22-0085
Sheet:	C5



SWPPP DATA:

PROJECT LOCATION (LAT/LONG):
NORTHING:40°36'16" EASTING:111°53'3"

RECEIVING WATERS: GREAT SALT LAKE

AREA AFFECTED:

- TOTAL PROJECT AREA IS 1.55 ACRES. AN ESTIMATED 1.55 ACRES WITHIN THE PROJECT LIMITS WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.
- THE EXISTING DRAINAGE SYSTEM FOR THIS SITE CONSISTS OF SURFACE FLOW TO EXISTING ROADS AND INTO EXISTING STORM DRAIN PIPING AND STRUCTURES.
- THE MAJORITY OF EXISTING SITE GRADES RANGE FROM 1.0% TO 5.0%. THE PROPOSED GRADING RAISES THE SITE APPROXIMATELY 1.0' WITH ROADS OF APPROXIMATELY 1.78% TO PROVIDE THE PROPER DRAINAGE.
- THE INITIAL SITE IS APPROXIMATELY 0% IMPERVIOUS. THE FINISHED SITE WILL BE APPROXIMATELY 58% IMPERVIOUS.

CONSTRUCTION ACTIVITIES:

- THE PROJECT EXTENTS CONSIST OF 11 INDIVIDUALLY GRADED RESIDENTIAL LOTS. PLANNED ACTIVITIES INCLUDE CONSTRUCTION OF THE INFRASTRUCTURE, VERTICAL CONSTRUCTION OF HOMES, LANDSCAPING AND RELATED ACTIVITIES. OBTAIN UPDES "NOT PERMIT AND ANY OTHER REQUIRED STORM WATER PERMIT PRIOR TO THE BEGINNING OF CONSTRUCTION.
- INSTALL BMP'S ACCORDING TO THE PHASE OF CONSTRUCTION AS INDICATED IN THIS SWPPP.
- CONSTRUCTION ACTIVITIES WILL PROCEED AS FOLLOWS: ROUGH GRADING, UTILITY INFRASTRUCTURE, ROADWAY INFRASTRUCTURE, HOME CONSTRUCTION AND LANDSCAPING. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONTRACTOR SHALL IMPLEMENT THE USE OF PROPER BMP'S AS OUTLINED IN SECTION 3.5.18 IN THE UPDES PERMIT REGULATIONS.
- SITE STABILIZATION OF AREAS DISTRIBUTED BY CONSTRUCTION ACTIVITIES MUST BE FINISHED WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION AND PRIOR TO OBTAINING AN "NOT PERMIT.
- CLEAR SITE OF NON-ESSENTIAL MATERIALS AND CLEAN STREETS AND ASSOCIATED GUTTERS. UPON PROJECT COMPLETION AND OBTAINING "NOT PERMIT, REMOVE TEMPORARY STORM WATER MEASURES AND PERFORM REQUIRED STORM DRAIN SYSTEM MAINTENANCE PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS OF DISCHARGE:

- THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.20. THE PROPOSED RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.70 FOR THE PROPOSED IMPROVEMENTS UPON COMPLETION OF IMPROVEMENTS.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

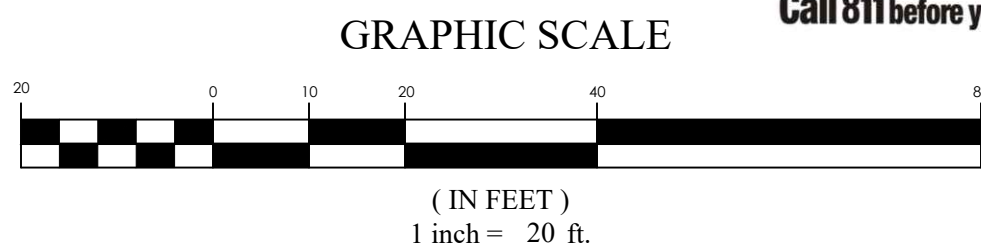
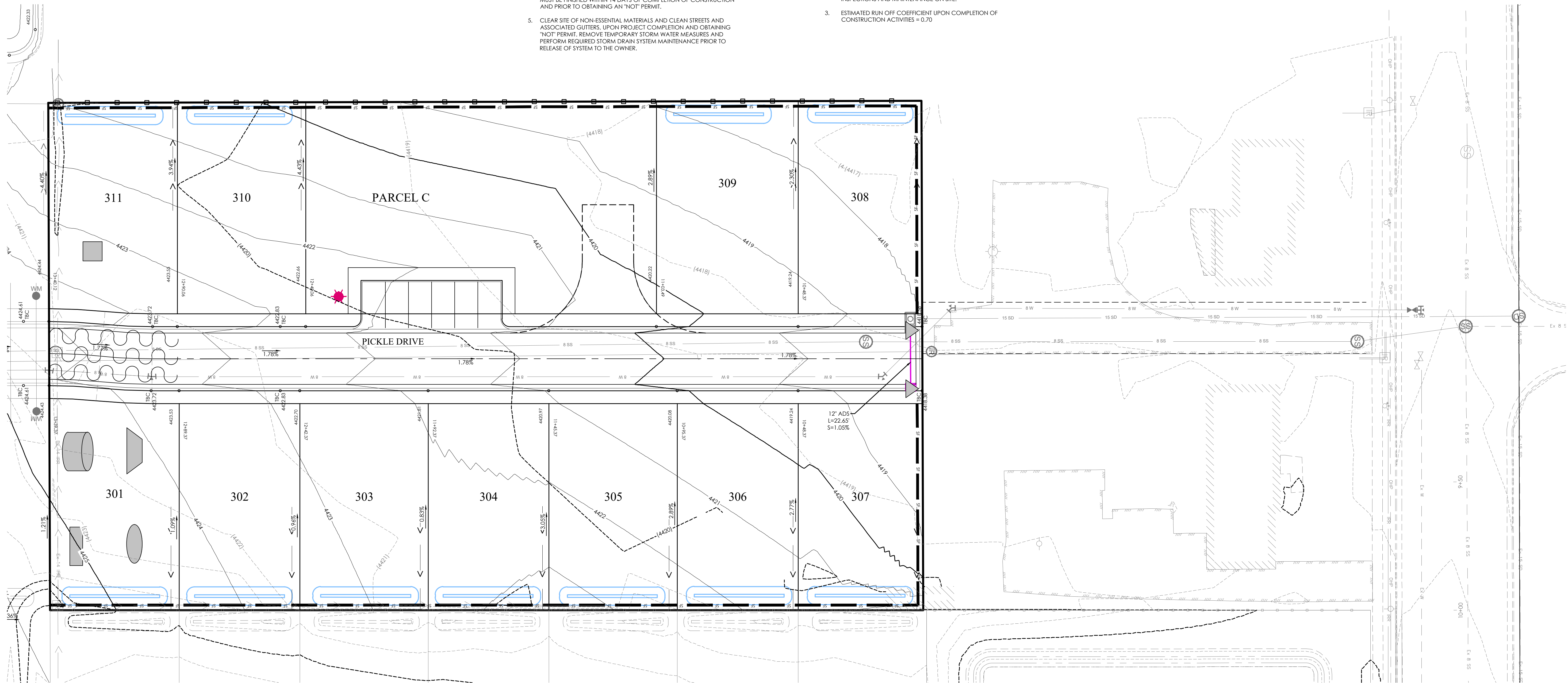
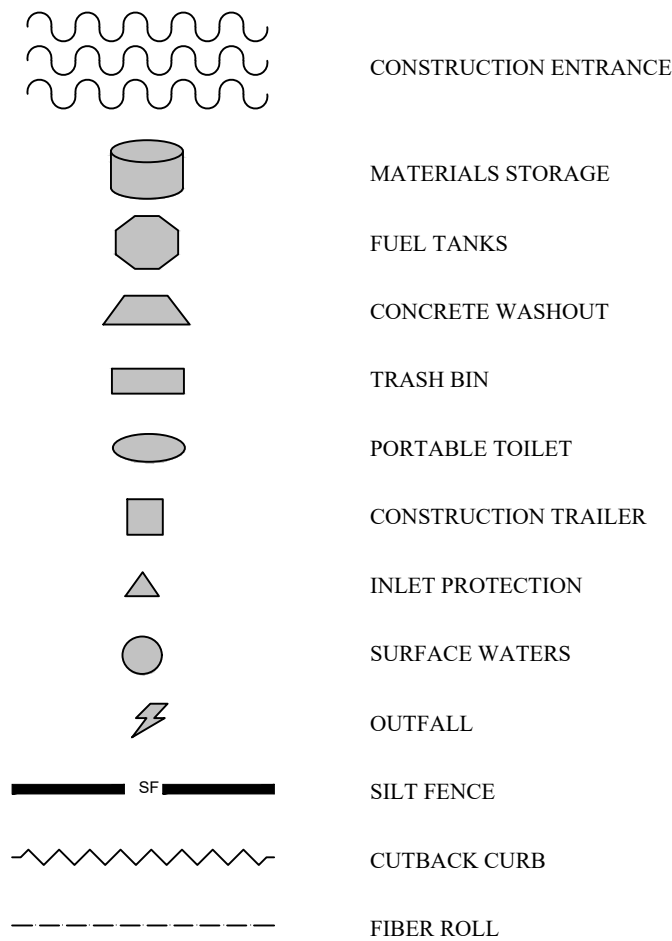
- FOR INSTALLATION PROCEDURES, SEE SWPPP DETAIL BEST MANAGEMENT PRACTICES (BMP) SPECIFICATIONS IN SECTION 5.
- THE BMP'S AND SITE WILL BE MONITORED REGULARLY. ANY ADDITIONAL BMP'S THAT ARE NEEDED WILL BE DETERMINED DURING REGULAR INSPECTIONS AND INSTALLED ACCORDING TO SPECIFICATION. ANY CHANGES TO PROTECT BMP'S WILL NEED TO BE REFLECTED ON THE SWPPP MAP(S).
- SWPPP PLAN COMPILED FROM INFORMATION OBTAINED FROM MATERIAL PRODUCED BY:
FOCUS ENGINEERING AND SURVEYING
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047
PH: (801) 352-0075

ALL INFORMATION SHOWN ON SWPPP MAPS WAS TAKEN OR DERIVED FROM THE ABOVE STATED SOURCE. ANY INFORMATION NOT DEPICTED WAS NOT PROVIDED AS PART OF THIS PROJECT.

SWPPP NOTES:

- ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY. ALSO BEFORE AND AFTER EACH STORM EVENT.
- CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE.
- ESTIMATED RUN OFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.70

EROSION CONTROL LEGEND



MIDVALE MILLS PHASE 3
MIDVALE, UT
EROSION CONTROL PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	01/10/23	Initial Design
2	01/10/23	Revised Design
3	01/10/23	Final Design
4	01/10/23	Construction
5	01/10/23	As-Built
6	01/10/23	Final

EROSION CONTROL PLAN

Scale: 1"=20'
Date: 01/10/23
Sheet: C6

Drawn: CSA
Job #: 22-0085

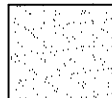
C6



FOR REVIEW ONLY

WILL BE REPLACED WITH
GENERAL LANDSCAPED
OPENSPACE

PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
CR	~~Cercis canadensis~~	~~Eastern Redbud~~	~~6" cal.~~	~~6~~	
GS	~~Gleditsia thornata~~	~~Thornless Inermis~~	~~6" cal.~~	~~6~~	
J5	~~Juniperus scopulorum~~	~~Skyrocket~~	~~6" cal.~~	~~35~~	
ZG	~~Zelkova serrata~~	~~Green Vase~~	~~6" cal.~~	~~6~~	
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
POL	~~Physocarpus opulifolius~~	~~Donna May~~	~~5 gal.~~	~~28~~	
RAG	~~Rhus aromatica~~	~~Gro-Low~~	~~5 gal.~~	~~13~~	
<u>ORNAMENTAL GRASSES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
CAK	~~Calamagrostis x acutiflora~~	~~Karl Foerster~~	~~1 gal.~~	~~12~~	
H55	~~Helictotrichon sempervirens~~	~~Sapphire~~	~~1 gal.~~	~~23~~	
PAH	~~Pennisetum alopecuroides~~	~~Hameln~~	~~1 gal.~~	~~12~~	
<u>PERENNIALS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
H50	~~Hemerocallis x~~	~~Stella de Oro~~	~~1 gal.~~	~~21~~	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	PP2	Poa pratensis	Kentucky Bluegrass	sod	973 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL.	3,547 sf
2	STEEL EDGING, PER LANDSCAPE NOTES	
3	PICKLEBALL COURT, REF. DETAILS SHEET L1.3	

LANDSCAPE NOTES

- LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEPTH OF 2" TO 4" SOUTH TOWN COBBLE ROCK MULCH FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

FOR
REVIEW
ONLY

MIDVALE MILLS PHASE 3
MIDVALE, UTAH
OVERALL LANDSCAPE PLAN

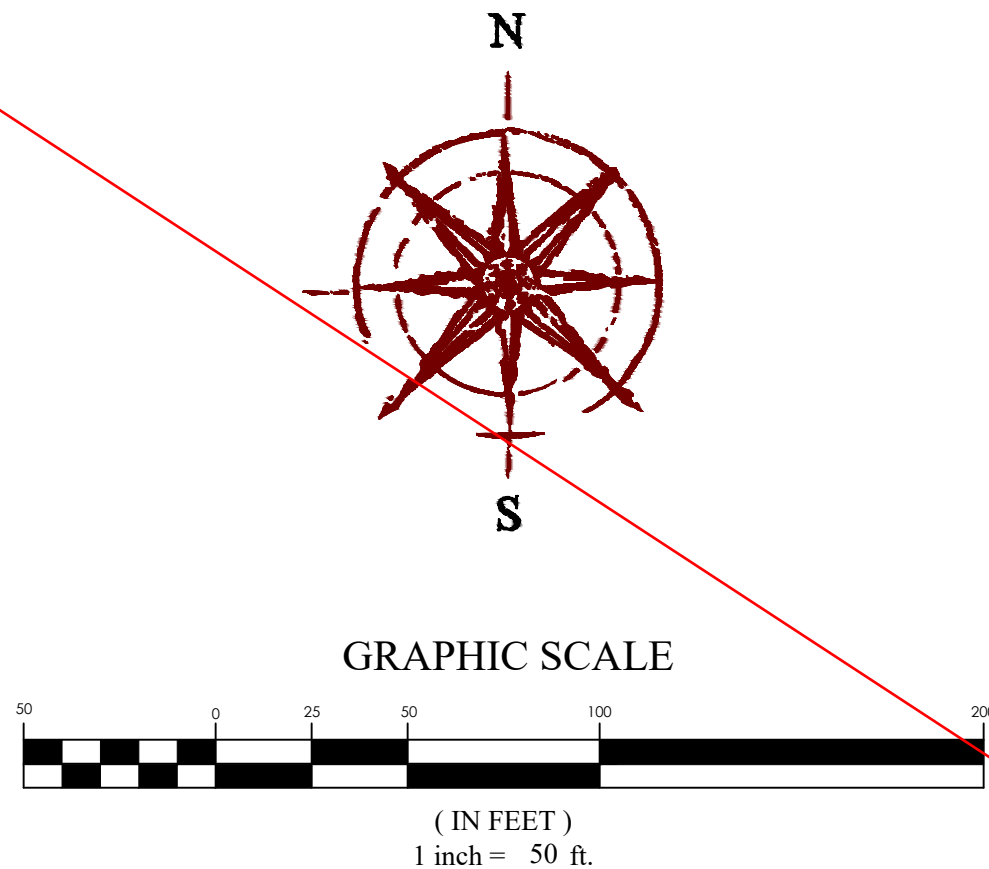
REVISION BLOCK	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

OVERALL
LANDSCAPE
PLAN

Scale: 1"=50'	Drawn: BW
Date: 01/10/2023	Job #: 22-0085
Sheet:	L1.0

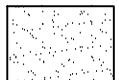
NOTE

ALONG ALL STREETS, THE DEVELOPER SHALL INSTALL DECIDUOUS TREES, TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.



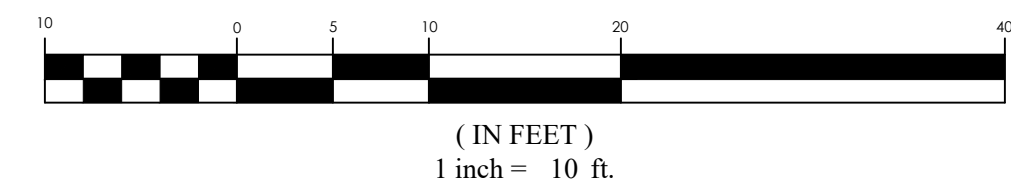
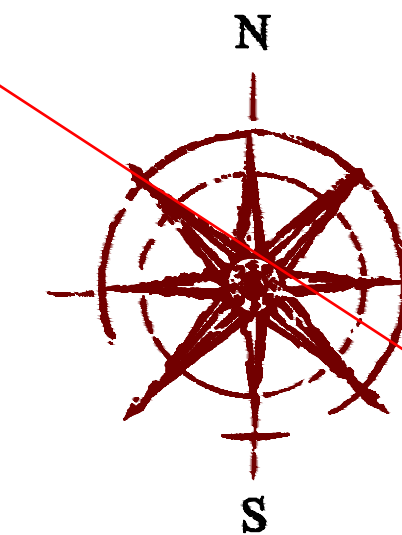
WILL BE REPLACED WITH GENERAL LANDSCAPED OPENSPACE

PLANT SCHEDULE

<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
CR	Cercis canadensis	Eastern Redbud	2" Cal.	6	
GS	Gleditsia thacanthos inermis 'Shademaster'	Shademaster Honey Locust	2" Cal.	6	
JS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	7 gal.	35	
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2" Cal.	6	
<u>SHRUBS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	26	
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	13	
<u>ORNAMENTAL GRASSES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	12	
HSS	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	23	
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	12	
<u>PERENNIALS</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
HSO	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	21	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
	PP2	Poa pratensis	Kentucky Bluegrass	sod	973 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
①	RIVER COBBLE, SOUTH TOWN RIVER COBBLE, FROM UTAH LANDSCAPING ROCK IN NEPHI, UTAH OR APPROVED EQUAL.	3,547 sf
②	STEEL EDGING, PER LANDSCAPE NOTES	
③	PICKLEBALL COURT, REF. DETAILS SHEET L1.3	



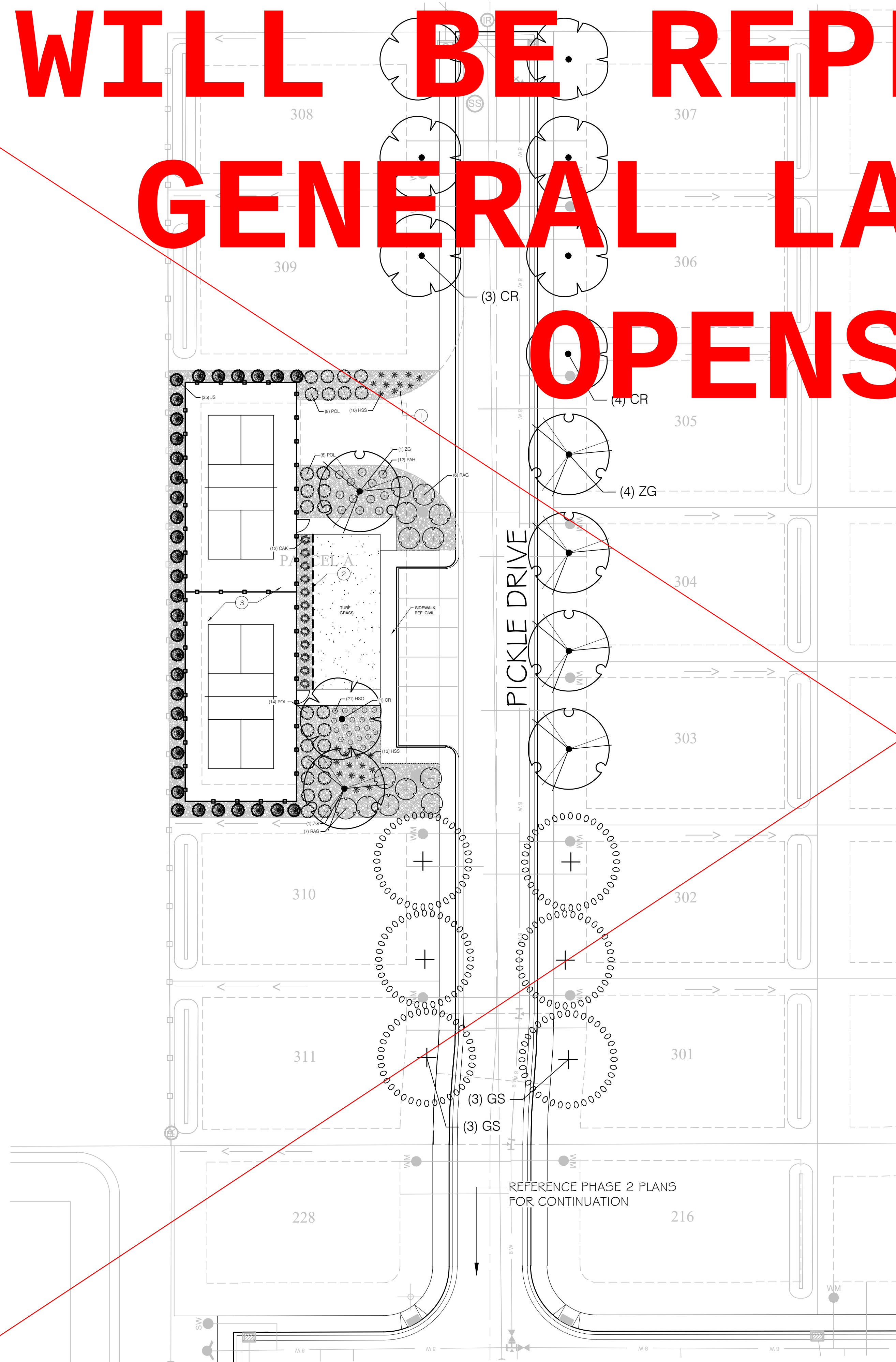
NOTE

ALONG ALL STREETS, THE DEVELOPER SHALL INSTALL DECIDUOUS TREES, TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.



REVISION BLOCK	DATE	DESCRIPTION
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WILL BE REPLACED WITH
GENERAL LANDSCAPED
OPENSPACE

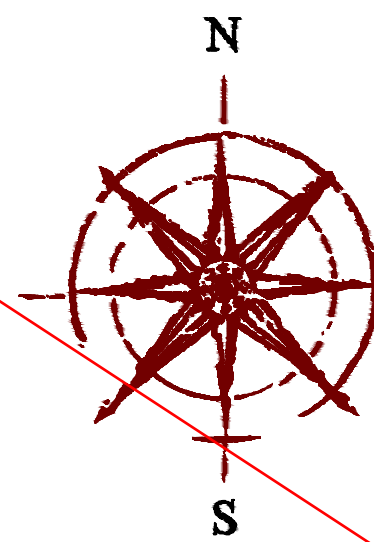


TREES CODE BOTANICAL / COMMON NAME

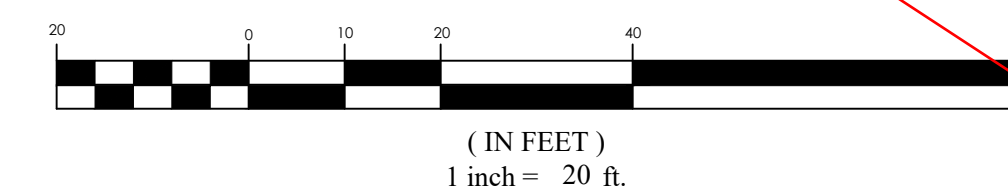
- CR Cercis canadensis
Eastern Redbud
- GS Gleditsia triacanthos inermis 'Shademaster'
Shademaster Honey Locust
- JS Juniperus scopulorum 'Skyrocket'
Skyrocket Juniper
- ZG Zelkova serrata 'Green Vase'
Green Vase Sawleaf Zelkova

PICKLE DRIVE

REFERENCE PHASE 2 PLANS
FOR CONTINUATION



GRAPHIC SCALE



FOR
REVIEW
ONLY

MIDVALE MILLS PHASE 3
MIDVALE, UTAH
STREET TREE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	01/10/2023	Initial Design
2	01/10/2023	Final Design
3	01/10/2023	Final Design
4	01/10/2023	Final Design
5	01/10/2023	Final Design
6	01/10/2023	Final Design

STREET TREE
PLAN

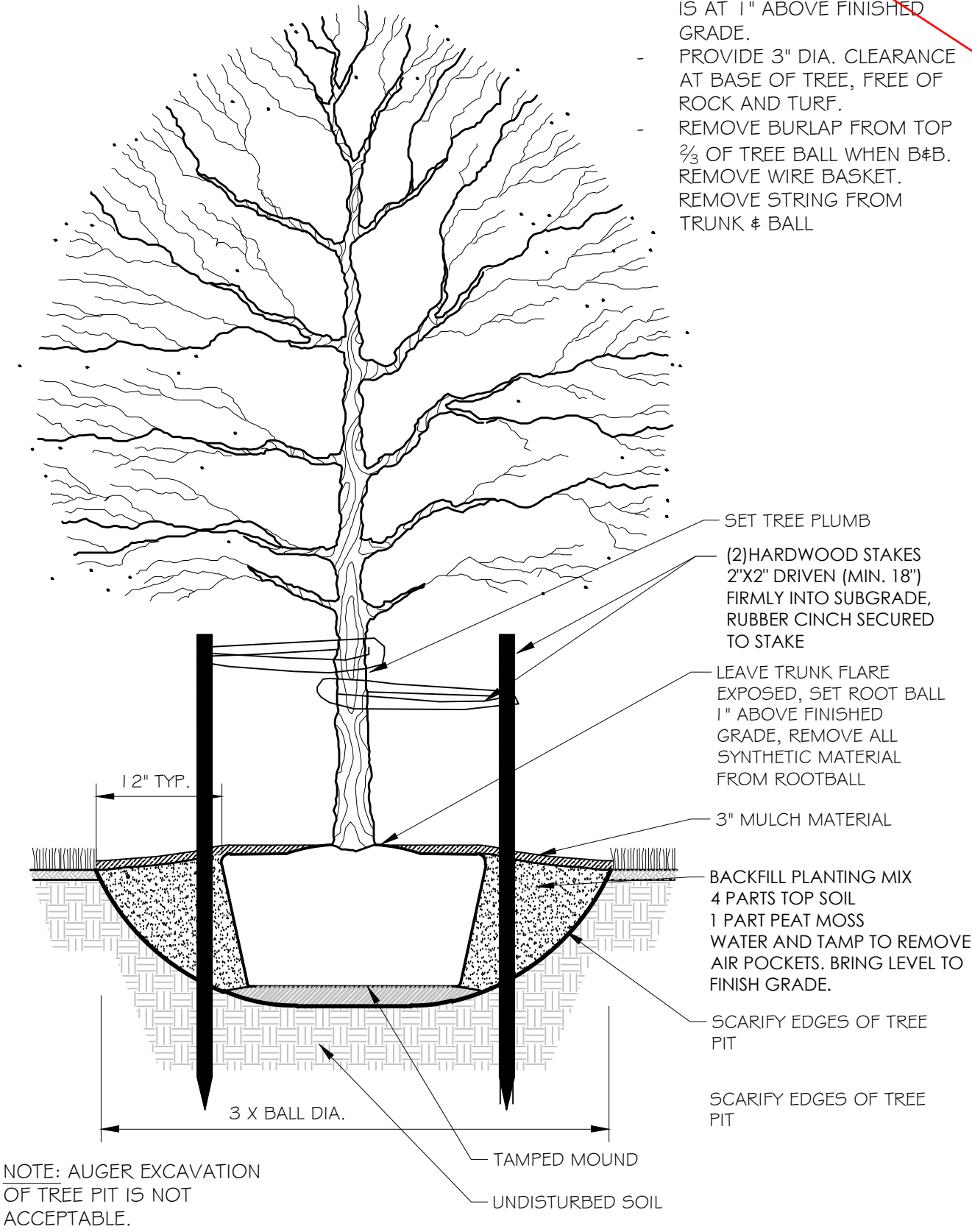
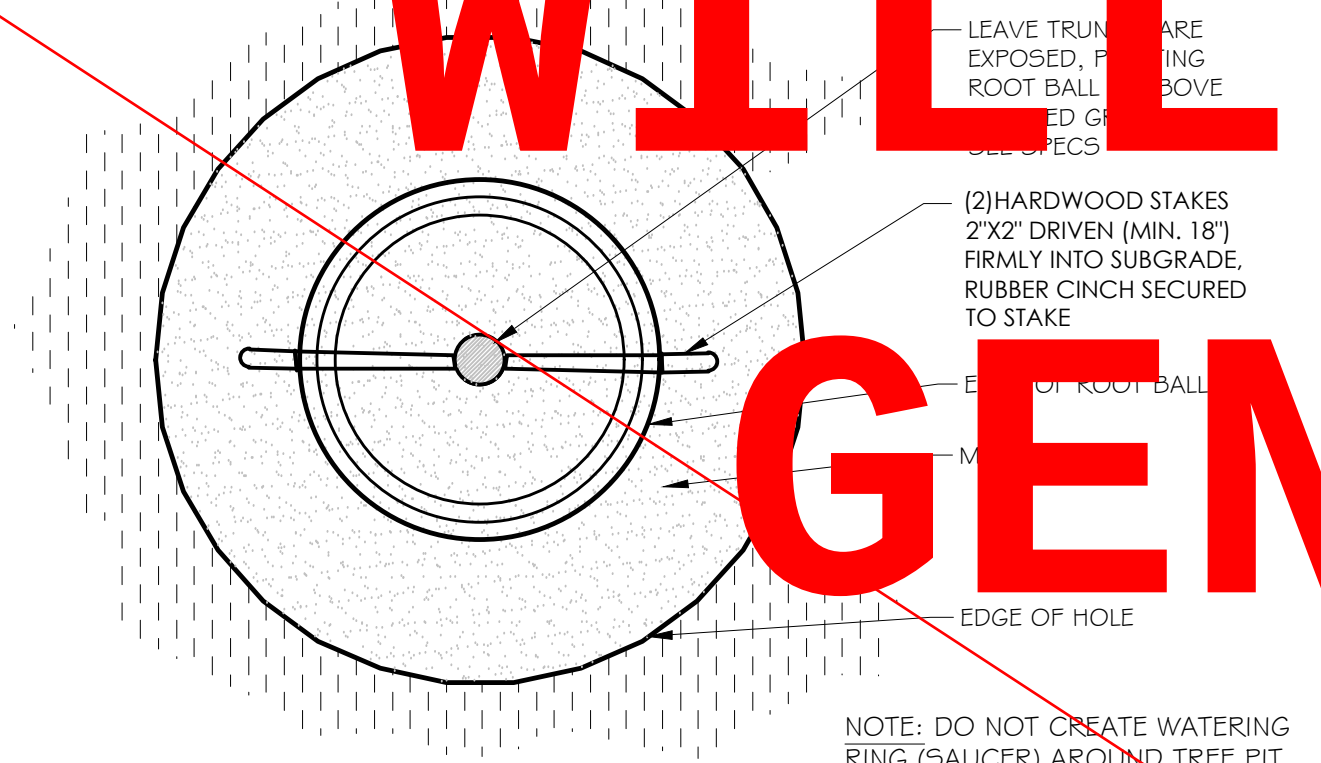
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Date: 01/10/2023 Job #: 22-0085
Sheet:

L1.2

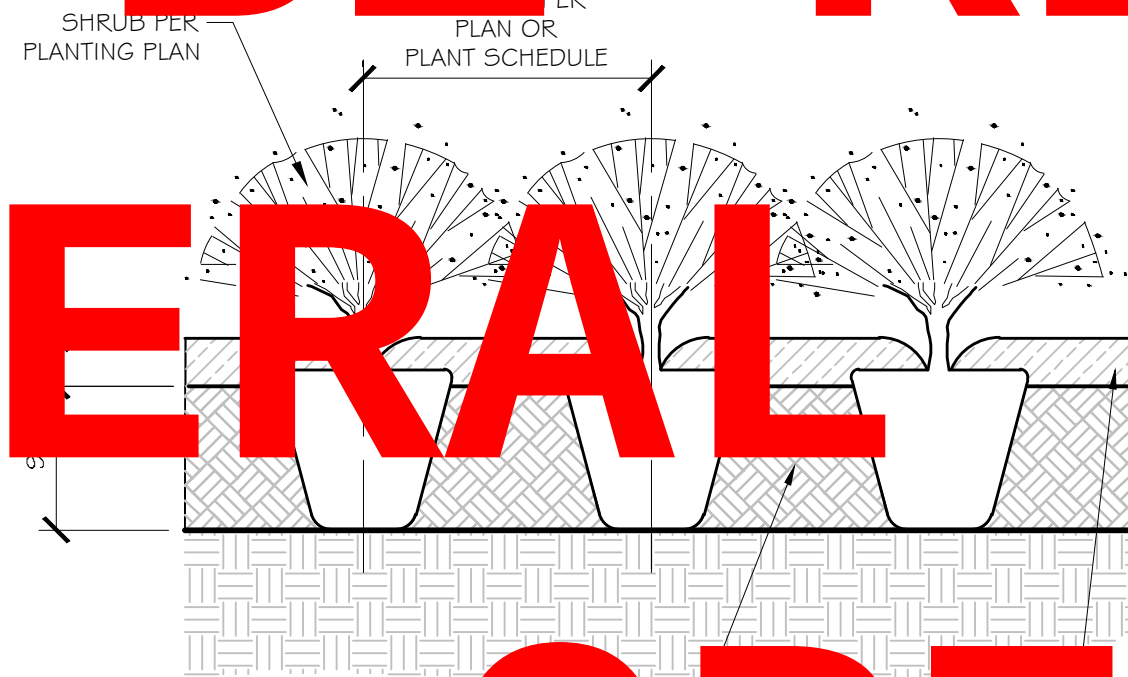
NOTE

ALONG ALL STREETS, THE DEVELOPER SHALL INSTALL DECIDUOUS TREES,
TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.

WILL BE REPLACED WITH GENERAL LANDSCAPED OPENSPACE



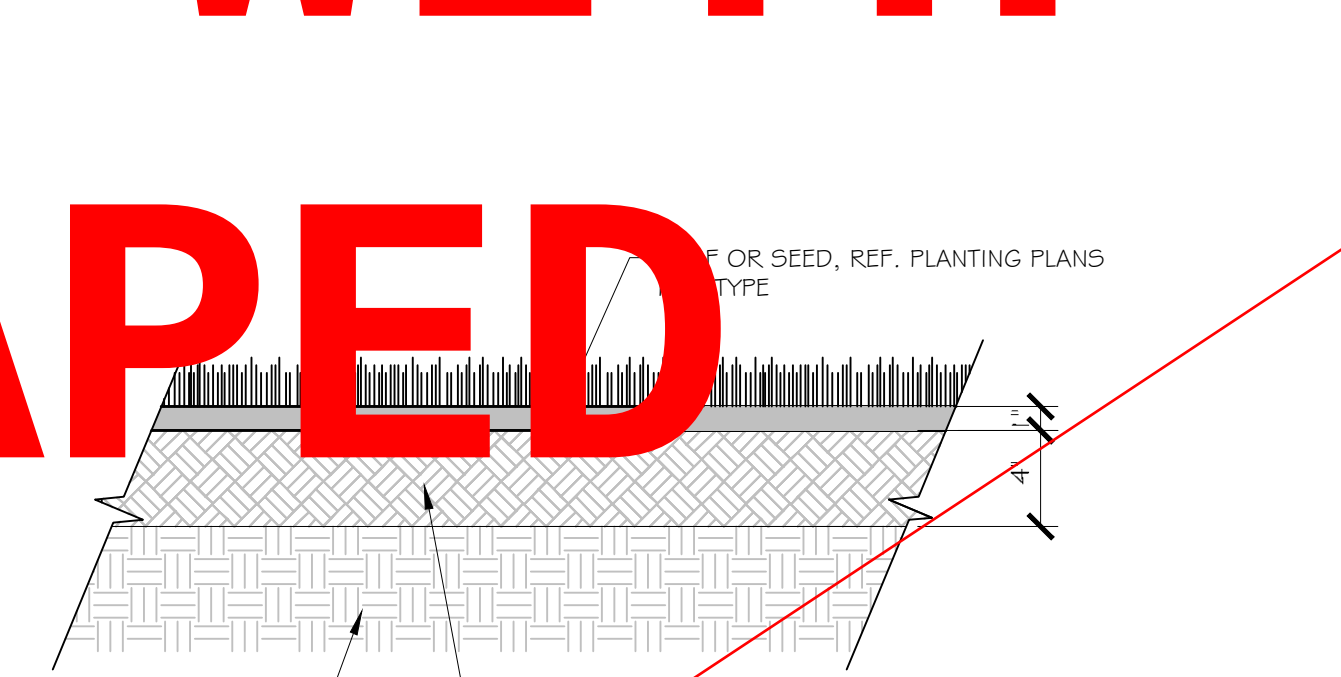
1 CANOPY TREE W/ STAKES
3/4" = 1'-0"



2 TYP. SHRUB PLANTING
1" = 1'-0"



5 STEEL EDGING AT PLANTING
1 1/2" = 1'-0"



6 SOIL PROFILE FOR SOD
1 1/2" = 1'-0"

NOTE
ALONG ALL STREETS, THE DEVELOPER SHALL INSTALL DECIDUOUS TREES, TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.

REVISION BLOCK		DESCRIPTION
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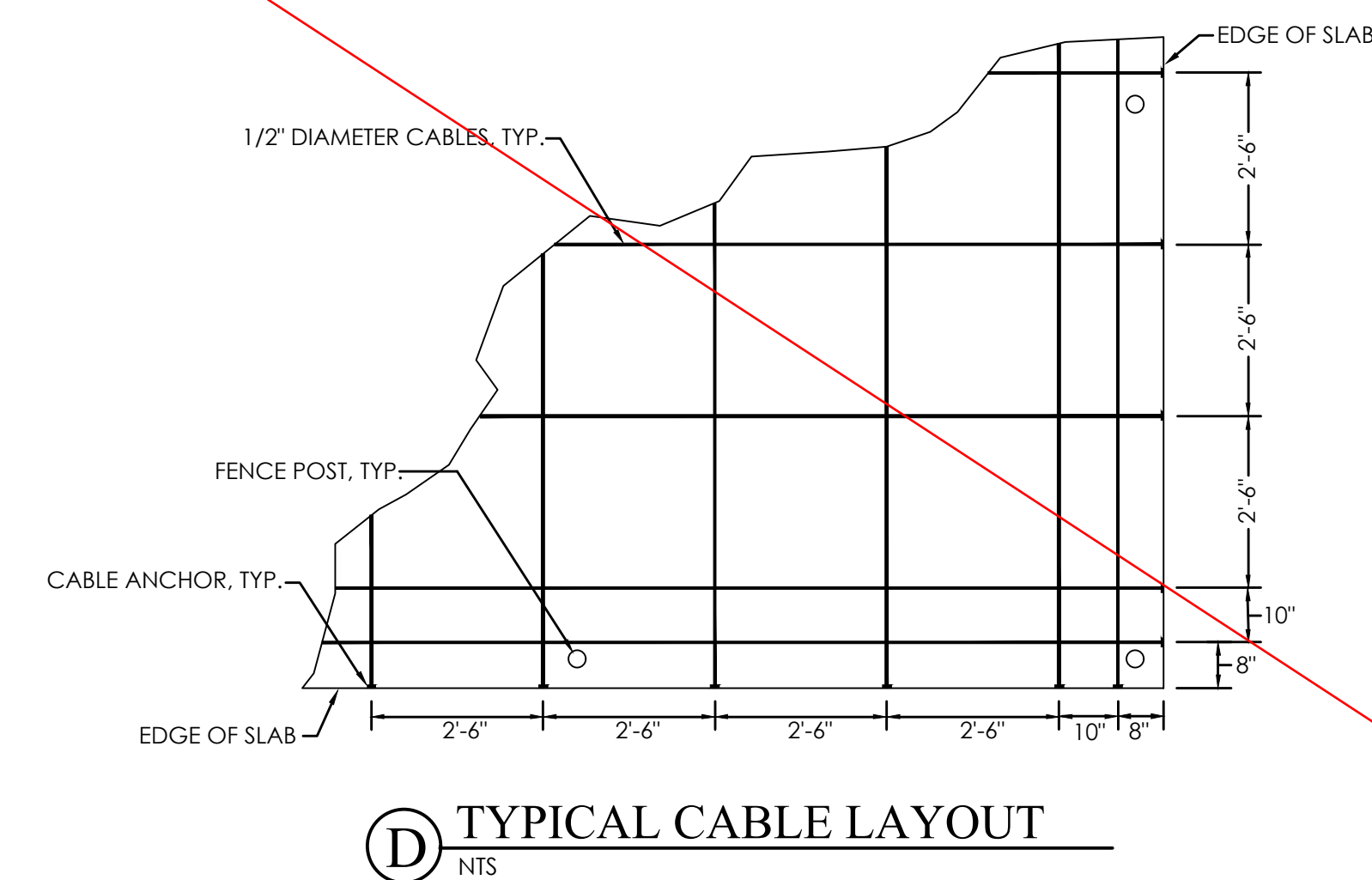
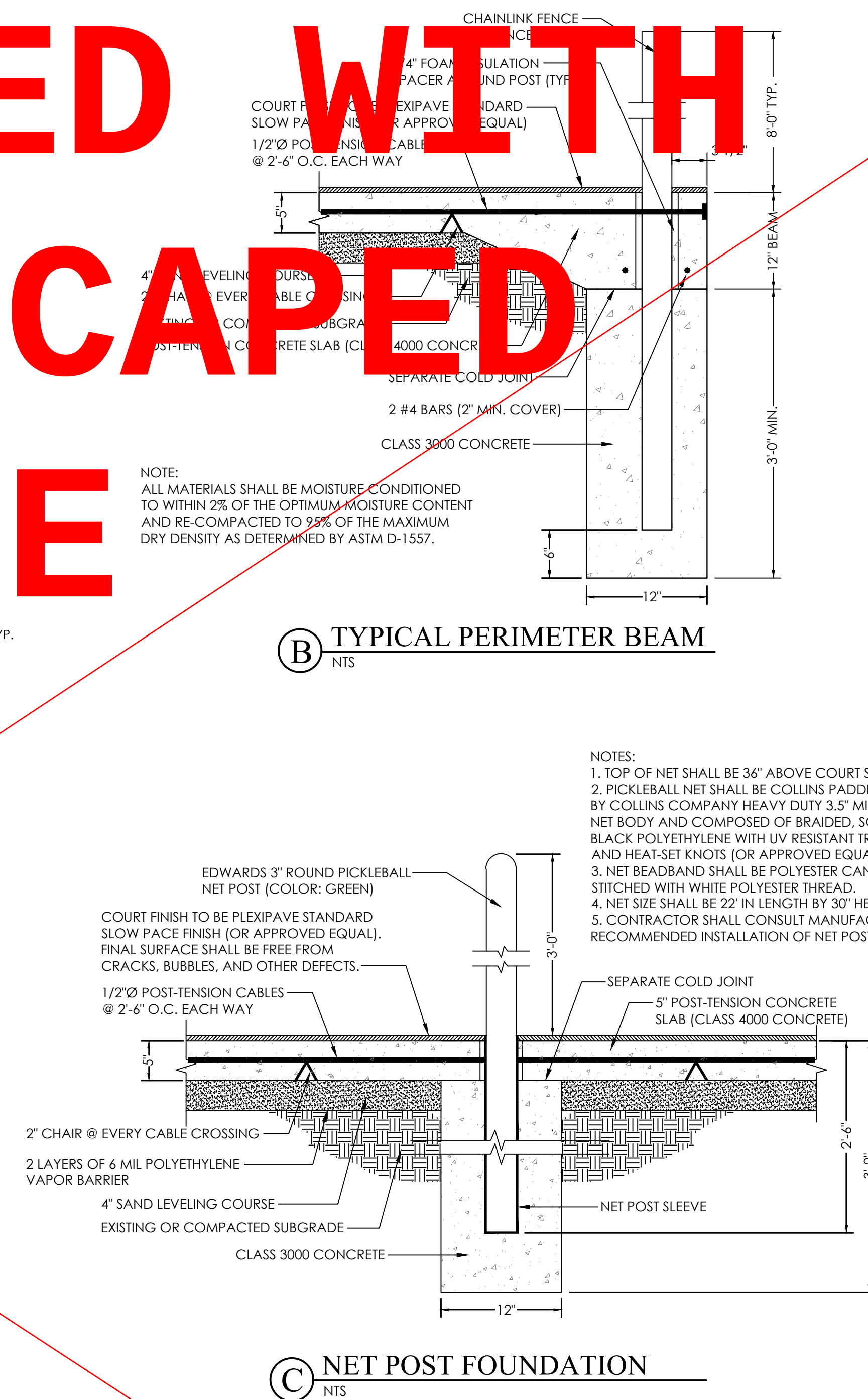
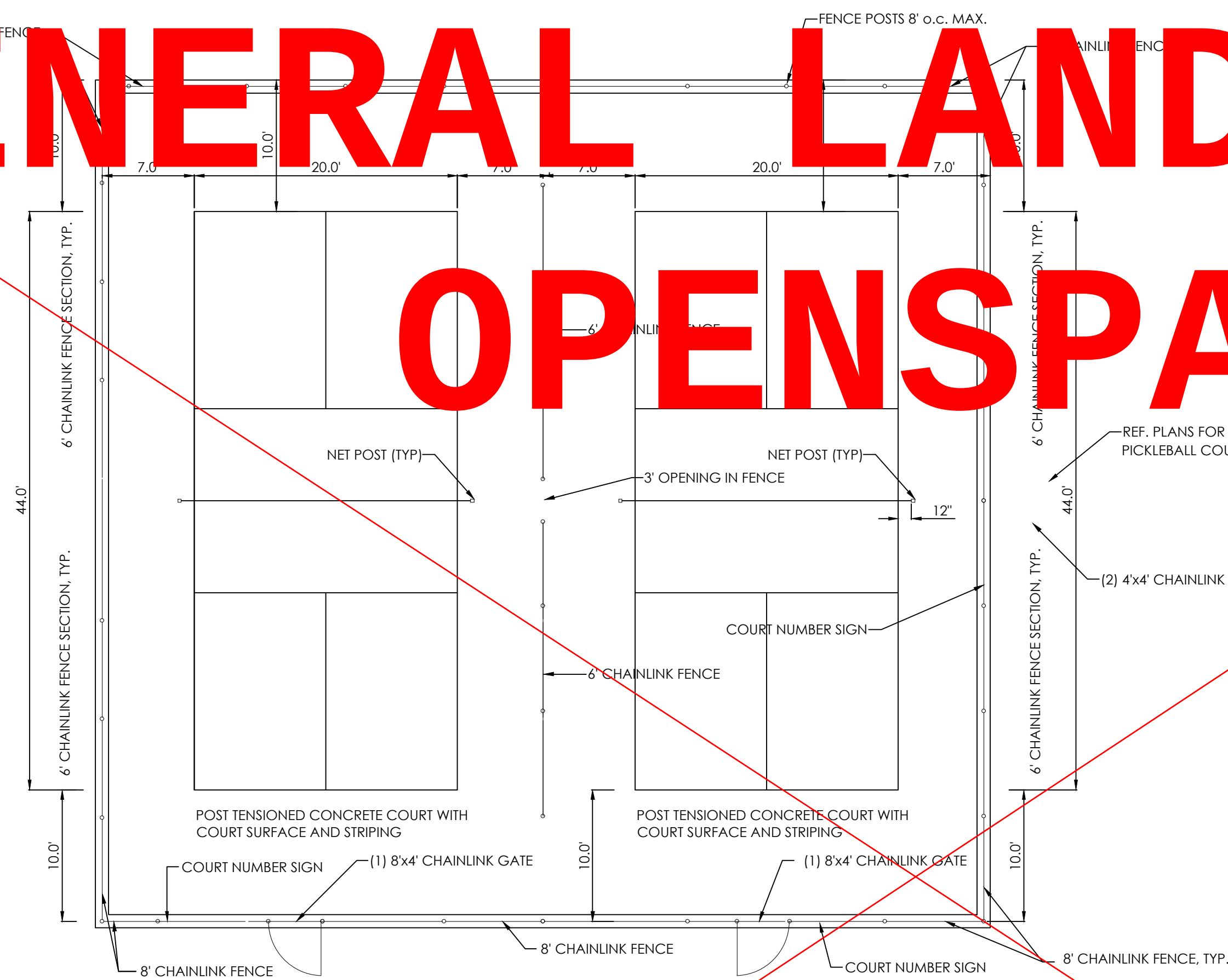
1. EARTHWORK SUPPORTING THE POST-TENSIONED CONCRETE STRUCTURES SHALL BE IN ACCORDANCE WITH THE DRAWING DETAILS AND PROJECT TECHNICAL REQUIREMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING.
3. FINISH COURT SURFACE SHALL LIE IN A TRUE PLANE AT THE ELEVATIONS AND SLOPES GIVEN IN THE GRADING PLAN. FINISH COURT SURFACE SHALL SLOPE FROM SIDE TO SIDE, END TO END, OR CORNER TO CORNER. MAXIMUM SLOPE SHALL BE 1.00%. MINIMUM SLOPE SHALL BE 0.50%.
4. CONTRACTOR SHALL REFER TO POST-TENSIONING AND COURT DETAILS PROVIDED IN THE PACKAGE SET FOR COURT CONSTRUCTION AND LAYOUT.
5. SAND LEVELING COURSE SHALL BE COMPACTED TO 95% MAXIMUM MODIFIED PROCTOR DENSITY.
6. POST-TENSIONING TENDONS SHALL BE 1/2" DIAMETER GRADE 270 KSI SINGLE-STRANDED UNBONDED TENDONS WITH WEDGE TYPE ANCHORING SYSTEMS.
7. POST-TENSIONING TENDONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A421 AND THE FINAL TENDON ASSEMBLY SHALL CONFORM TO THE POST-TENSIONING INSTITUTE'S SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS.
8. TENDONS SHALL BE STRAIGHT, UNIFORMLY SPACED, AND INSTALLED PER MANUFACTURER RECOMMENDATIONS, BUT MAY BE MOVED HORIZONTALLY UP TO 12 INCHES TO AVOID OBSTRUCTIONS IN THE SLAB.
9. TENDONS SHALL BE PROPERLY SUPPORTED OR CHAIRED IN THE MIDDLE OF THE SLAB AND SHOULD BE SECURED TO MAINTAIN THEIR HORIZONTAL AND VERTICAL POSITIONS DURING PLACEMENT OF THE CONCRETE.
10. SLAB CONCRETE SHALL BE TYPE 1 WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN, INCLUDING PROJECTED CURE RATE FROM 0 TO 28 DAYS, TO THE OWNER AT LEAST ONE WEEK PRIOR TO PLACING THE SLAB.
11. THE CONCRETE MIX DESIGN SHALL BE SELECTED TO MINIMIZE EARLY CURING AND SHRINKAGE CRACKING THAT MAY FORM PRIOR TO TENDON STRESSING.
12. THE CONTRACTOR SHALL PROVIDE MEANS TO ENSURE THAT CONCRETE IS NOT SPLATTERED ON FENCE POSTS, LIGHT POLES, GATE POSTS, OR OTHER EXISTING FACILITIES DURING CONSTRUCTION OF SLAB.
13. POST-TENSIONED SLABS SHALL BE PLACED IN INDIVIDUAL, CONTINUOUS POURS (NO CONSTRUCTION JOINTS SHALL BE ALLOWED IN THE FIELD).
14. SLAB STRESSING SHALL OCCUR AT A CONCRETE STRENGTH OF 1,700 PSI OR GREATER. CONTRACTOR MAY CONSIDER TENSIONING UP TO 50% OF THE MAXIMUM ULTIMATE TENSILE STRENGTH 24 HOURS AFTER PLACEMENT OF CONCRETE.
15. TENDONS SHALL BE TEMPORARILY STRESSED TO 80% OF THEIR MINIMUM ULTIMATE TENSILE STRENGTH TO OVERCOME FRICTION AND TO ENABLE WEDGE SEATING. FINAL TENDON ELONGATION SHALL BE AS SHOWN IN THE DRAWINGS.
16. CLOSURE STRIPS SHALL NOT BE PLACED UNTIL SHORTENING IN THE POST-TENSIONED SLABS HAS OCCURRED.
17. ALL CONSTRUCTION PHASE HARDWARE WHICH MAY CAUSE RESTRAINT TO SHORTENING IN THE SLAB, INCLUDING PINS HOLDING SCREED CUPS, SHALL BE REMOVED FROM THE SLAB BEFORE SET OCCURS.
18. CONTRACTOR SHALL PLACE ASTM C171 POLYETHYLENE SHEETING OVER SLAB FOR MOISTURE LOSS AND REFLECTANCE CONTROL DURING SLAB CURE.
19. COURT MEASUREMENTS SHALL BE MADE TO THE OUTSIDE OF THE LINES. THE COURT LINES SHALL BE 2" IN WIDTH.
20. FINAL SURFACE SHALL BE FREE FROM CRACKS, BUBBLES, AND OTHER DEFECTS.
21. INNER COURT SHALL BE U.S. OPEN BLUE BY PLEXIPAVE (OR APPROVED EQUAL). OUTER COURT COLOR SHALL BE LIGHT GREEN BY PLEXIPAVE (OR APPROVED EQUAL). COURT LINES SHALL BE WHITE. FINAL COLOR SELECTION SHALL BE BY OWNER UPON COLOR SUBMITTAL BY CONTRACTOR.
22. COURT NUMBER SIGNS SHALL BE 10" WIDE BY 8" HEIGHT MADE FROM A 0.040 GAUGE ALUMINUM BLANK WITH ROUNDED CORNERS. SIGN COLORS SHALL BE UV PRINTED AND CHOSEN BY OWNER THROUGH THE SUBMITTAL PROCESS. NUMBERS ON THE SIGNS SHALL BE 6" HEIGHT.
23. SIGN SHALL BE SECURELY FASTENED TO FENCING IN THE LOCATIONS INDICATED ON THE DRAWING AND NUMBERED SEQUENTIALLY, OR AS OTHERWISE DIRECTED BY THE OWNER.
24. ALL VEGETATION, DEBRIS, & OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE COURT FOOTPRINT AND PROPERLY DISPOSED OF OFF SITE.
25. ALL MATERIALS SHALL BE MOISTURE CONDITIONED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AND RE-COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

SCALE: 1/8" = 1'-0'

NOTE:
PICKLEBALL COURT TO BE BIDDED
FOR BOTH POST TENSION AND
REBAR CONCRETE SLAB OPTIONS.

1. ALL FENCING POSTS AND HARDWARE SHALL BE PERMACOAT POWDER COATED BY AMERISTAR OR APPROVED EQUAL IN CONFORMANCE WITH AAMA 2605 STANDARDS FOR EXTERIOR APPLICATIONS, ALL FABRICATED PARTS SHALL BE CLEANED AND PRE-TREATED FOR MAXIMUM IMPINGEMENT. COLOR SHALL MATCH FENCE FABRIC COLOR SELECTED BY OWNER.
2. ALL FENCE FABRIC SHALL BE BLACK POLYVINYL CHLORIDE COATED MATERIALS CONFORMING TO FEDERAL SPECIFICATION ASTM F668, CLASS 2B. COLOR TO BE SELECTED BY OWNER UPON SUBMITTAL.
3. ALL CHAINLINK FENCING FABRIC SHALL BE 1 3/4" MESH, 9 GAUGE FABRIC.
4. THE TOP RAILS, BRACE RAILS, AND BOTTOM RAILS, SHALL BE 1 5/8" PIPE TUBULAR RAIL.
5. KNUCKLE SELVAGE, TOP AND BOTTOM, SHALL BE USED.
6. CONCRETE FOR POST BASES SHALL BE CLASS 3000.
7. FENCE FABRIC SHALL BE PLACED ON THE INSIDE, OR COURT SIDE, OF THE POSTS, WHERE APPLICABLE.
8. MAXIMUM SPACING OF FENCE POSTS SHALL BE 8'-0".

ALONG ALL STREETS, THE DEVELOPER SHALL INSTALL DECIDUOUS TREES, TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.



**FOR
REVIEW
ONLY**

MIDVALE MILLS PHASE 3
MIDVALE, UTAH
LANDSCAPE DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1	----	
2	----	
3	----	
4	----	
5	----	
6	----	

LANDSCAPE
DETAILS

Scale:	Drawn: BW
Date: 01/10/2023	Job #: 22-0085
Sheet:	

L1.3



7505 South Holden Street
Midvale, UT 84047
Phone (801) 567-7200

Midvale City
PLANNING AND ZONING COMMISSION
Minutes
25th Day of January 2023
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

COMMISSION CHAIR: Dustin Snow

COMMISSION VICE CHAIR: Robyn Anderson

COMMISSION MEMBERS: Shane Liedtke
Bart Benson
Candice Erickson
Candace Tippetts
Matt Kasparian

STAFF: Nate Rockwood, Community Development Director
Garrett Wilcox, Deputy City Attorney
Adam Olsen, Community Development Director
Wendelin Knobloch, Planning Director
Elizabeth Arnold, Planner II
Aubrey Ruiz, Executive Director Asst.
Juan Rosario, Systems Administrator

GENERAL SESSION

Chair Snow called the Planning & Zoning Commission meeting to order at 6:05 p.m. He explained how the meeting would proceed. First, the Planning Department would brief the Commission; then the applicant would speak to the Commission; the item will be opened to the public for their comments on public hearing agenda items; the Midvale Deputy City Attorney will then brief the Commission on their role on the given item; and then the Commission would deliberate and decide.

MOTION: Commissioner Tippetts MOVED that we recommend approval of the Final Subdivision located at 653 W Third Ave with the findings and conditions and noted in the staff report. The motion was SECONDED by Commissioner Liedtke. Chair Snow called for a roll call vote. The vote was as follows:

Chair Snow	Yes
Vice Chair Anderson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

- 2. Jacob Ballstaedt requests amendments for expansion of The Mills project. These include an amended Large Scale Master Plan and Conditional Use Permit in conjunction with a Rezone request, Small Scale Master Plan, and Preliminary Subdivision located at 208-272 E 8000 S and 8082-8060 S 300 E in the SF-1/AO and RM-12 zone.**

Midvale Mills Phase 1 was approved on April 6, 2021, for a rezone, large scale master plan, and development agreement. More land has been acquired to expand the project, and as such, amendments are necessary for previous approvals. In conjunction with the amendments, the applicant is also seeking a rezone request, small scale master plan, and preliminary subdivision approval for a proposed Phase 2 and 3 of The Midvale Mills.

The development agreement, conditional use permit, and large-scale master plan have been updated to include the newly acquired area.

Staff recommends approval.

APPLICANT:

Jacob Ballstaedt, with Garbett Homes, explains the reasoning behind the request. The Mills Project started years ago and the company had been trying to acquire this new land. This is to expand the geographical area of the existing project. There will be 11 lots added to the initial plans.

There has been neighborhood meetings held to try to appease the existing residents. The project is very amenable to those around. The development agreement has specified that the same housing plans are to be applied to these new lots.

The only concerns mentioned have been regarding the activation of the open space or green space.

PUBLIC HEARING:

Chair Snow opened the public hearing.

Christian Blefzacker, neighbor to the West of the project, shares his concerns about the open space. The concern is regarding noise levels from the Pickleball Courts. Mr. Blefzacker shares his studies on other residential spaces with the same activation. He would like to know whether the location of the courts can be relocated to an area further from the nearby houses.

The Planning Commissioners request to see the proposed layout of the open space and the possibility of relocation.

Jonathan Voss, neighbor of the project, voices his concerns on the same matter. After attending the meeting, he is upset at the proximity to the nearby houses. The popularity of the Pickleball Courts will ensure a loud community at all allowable hours. Mr. Voss shares his research regarding the noise levels of the sport. He feels that this type of activation is meant for a park, not the middle of a small community. Mr. Voss feels that the noise levels will be magnified by being placed in the center of the residential area.

Planning Commissioners call Mr. Ballstaedt back up.

Mr. Ballstaedt voices that the intentions were good and thought of as a benefit to the residents. As a nearby resident himself, he does not see the same issue. Being amenable to the requests of the neighbors, he has agreed to look at the relocation of the Pickleball Courts. It is part of the Midvale City Code that activation is required, and this is currently a popular use. Mr. Ballstaedt expresses that Garbett Homes has tried and will continue to try to make this a desirable place for the community. No matter the type of activation, there will be noise. The developer would agree to go down to one court if that is preferred.

Madison Smith, neighbor of the project, shares her worries about the noise levels as well. Her primary concern is that it will not be a private Pickleball Court, but open to approximately 50 residences. The open hours of the courts would be an issue for those that work from home and the small children in the neighborhood. Ms. Smith suggests that the courts should be moved to 600-800 feet from any residence.

Mr. Voss returns to discuss the proposed gate that Mr. Ballstaedt had mentioned. The gate height would be an issue if it wasn't tall enough to keep non-community members out. He explains that private and public courts are very different. The open hours of the courts would disrupt his and others' sleep schedules. Mr. Voss finds it unnecessary to have an activation of the space that would cause such an issue.

MOTION: Vice Chair Anderson MOVED to close the public hearing. The motion was SECONDED by Commissioner Erickson. Chair Snow calls for a roll call. The vote was as follows:

Chair Snow	Yes
Vice Chair Anderson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Erickson	Yes

The motion passes unanimously.

DISCUSSION:

Commissioner Tippetts would like to know what the community would like in place of the Pickleball Courts. It is in her opinion that activation of open spaces is vital to the city. Commissioner Tippetts suggests that full advantage must be taken of any open space that is available since it is so limited.

Vice Chair Anderson agrees. The limited open space must be used wisely.

Planning Commissioners call Mr. Ballstaedt back up.

Chair Snow suggests that the turf and grass area be moved West, against the residences there.

Mr. Ballstaedt agrees that adjustments can be made to appease the noise concerns. The suggested layout was the only way to fit two courts. If it was taken down to just one court, it could be moved closer to the parking area and further from the houses. At this time, it is not the concern of tonight's meeting but will be addressed and altered to ease neighbors' worries.

Commissioner Erickson explains that other activation options will have a noise impact on the nearby residents. The developer has been very thoughtful and resourceful. Commissioner Erickson suggests that exploring other amenity options would be a good idea to ease the neighbors. This will be discussed further down the line.

Commissioner Liedtke shares a personal experience with Pickleball Courts that is much less bothersome. He mentions that an empty patch of grass would be a waste of valuable space that Midvale has that can offer more to the residents.

Mr. Wilcox explains the nature of the motions to be made. The rezoning motion will be the only non-administrative vote of the night. If approved, all other motions will be passed so long as they meet qualifications of the Midvale City Code.

MOTION: Commissioner Liedtke MOVED that we recommend approval of the Rezone for The Midvale Mills Phase 3 located at approximately 208-272 E 8000 S and 8082-8060 S 300 E consistent with the findings and conditions as noted in the staff report. The motion was SECONDED by Vice Chair Anderson. Chair Snow called for a roll call vote. The vote was as follows:

Chair Snow	Yes
Vice Chair Anderson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Erickson	Yes

The motion passes unanimously.

MOTION: Commissioner Tippetts MOVED that we recommend approval of Amended Large Scale Master Plan for The Midvale Mills consistent with the findings and conditions as noted in the staff report and with the following conditions: 1. The rezone is approved by City Council. 2. The amended development agreement is approved by City Council. The motion was SECONDED by Commissioner Erickson. Chair Snow called for a roll call vote. The vote was as follows:

Chair Snow	Yes
------------	-----

Vice Chair Anderson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Erickson	Yes

The motion passes unanimously.

MOTION: Commissioner Erickson MOVED that we approve the Amended Conditional Use Permit for The Midvale Mills project consistent with the findings and conditions as noted in the staff report and with the following conditions: 1. The rezone is approved by City Council. 2. The amended development agreement is approved by City Council. The motion was SECONDED by Commissioner Liedtke. Chair Snow called for a roll call vote. The vote was as follows:

Chair Snow	Yes
Vice Chair Anderson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Erickson	Yes

The motion passes unanimously.

MOTION: Commissioner Liedtke MOVED that we approve of the Small-Scale Master Plan for The Midvale Mills Phase 2 and 3 consistent with the findings and conditions as noted in the staff report and the following conditions: 1. The rezone is approved by City Council. 2. The amended development agreement is approved by City Council. The motion was SECONDED by Commissioner Tippetts. Chair Snow called for a roll call vote. The vote was as follows:

Chair Snow	Yes
Vice Chair Anderson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Erickson	Yes

The motion passes unanimously.

MOTION: Commissioner Tippetts MOVED that we recommend approval of the Preliminary Subdivision for The Midvale Mills Phase 2 and 3 consistent with the findings and conditions as noted in the staff report and the following conditions: 1. The rezone is approved by City Council. 2. The amended development agreement is approved by City Council.. The motion was SECONDED by Vice Chair Anderson. Chair Snow called for a roll call vote. The vote was as follows:

Chair Snow	Yes
Vice Chair Anderson	Yes
Commissioner Tippetts	Yes
Commissioner Liedtke	Yes
Commissioner Erickson	Yes

The motion passes unanimously.

PUBLIC HEARINGS

3. Gardner Jordan Bluffs LC requests Large-Scale Master Plan approval for a multi-family development in the area of Bingham Junction Blvd and Ivy Dr.

The applicant requests large-scale master plan approval for View 78, located south of Ivy Drive and west of Bingham Junction Blvd. in the Jordan Bluffs Zone Subareas 1-3 (JB 1-3). A large-scale master plan is required for any area (pod) within Jordan Bluffs Subareas 1-3 prior to any specific development applications. A Development Agreement (DA) is required for each largescale master plan within the overall zone. A draft DA has been submitted and review is on-going. A condition of approval is offered for consideration, allowing a recommendation of approval pending “approval of a development agreement in accordance with Section 17-7-10.12.2. E of the Midvale Municipal Code”.

View 78 is a multi-family project consisting of 607 units on approximately 27 acres, with an overall density of 22.5 du/ac. Upon approval of a large-scale master plan, an applicant may proceed to site plan review, where greater detail pertaining to landscaping, architecture, amenities, and open spaces are reviewed for compliance with the Code.

Staff recommends approval.

APPLICANT:



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

MIDVALE CITY COUNCIL STAFF REPORT 5/2/2023

SUBJECT

Consider a Request for Preliminary Subdivision Approval for Phase 2 and 3 of The Mills projects located at approximately 208-272 E 8000 S and 8052-8082 S 300 E.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The Midvale Mills is an existing project that received its first approvals on April 6, 2021. Since then, additional land has been acquired to expand the project. The new land that has been acquired will be Phase 3. Phase 2 was included with the original approval of the project but is now being subdivided. The public hearing for this request took place on April 18, 2023.

Preliminary Subdivision Procedure

Midvale City Code 16.04.040 outlines the criteria necessary for a preliminary subdivision review. Staff finds that the proposal meets all the requirements.

This proposal has been reviewed by Planning Staff, the City Engineer, the Unified Fire Authority, and Public Works for compliance with the respective guidelines, policies, standards, and codes. Staff finds the proposed subdivision complies with requirements outlined in Midvale City Code.

Planning Commission Recommendation

Recommend Approval.

STAFF RECOMMENDATION

Recommend Approval.

RECOMMENDED MOTION

I move that we approve the Preliminary Subdivision for Phase 2 and 3 of The Mills projects located at approximately 208-272 E 8000 S and 8052-8082 S 300 E.

Findings:

1. The application is for a preliminary subdivision for Phase 2 and 3 of The Midvale Mills project.

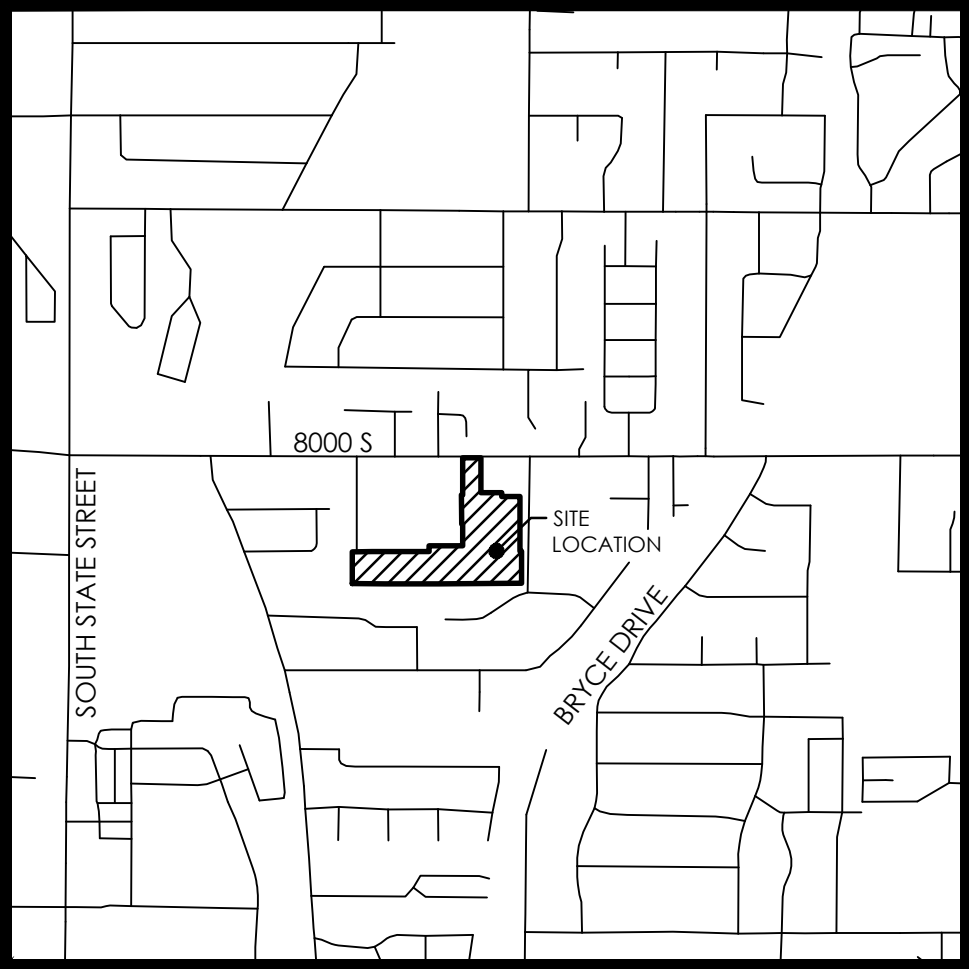
2. The proposal meets the preliminary subdivision review criteria outlined in Midvale City Code 16.04.040.
3. The applicable review departments have reviewed the project as well as the Planning Commission and forwarded the item on for the City Council to make a recommendation.

CITIZEN AGENDA SUMMARY

The Mills is an existing project located at approximately 208-272 E 8000 S and 8052-8082 S 300 E. Phase 1 is already underway. This request is for preliminary subdivision approval to subdivide Phases 2 and 3.

ATTACHMENTS

1. Phase 2 Preliminary Plat
2. Phase 3 Preliminary Plat



VICINITY MAP
N.T.S.

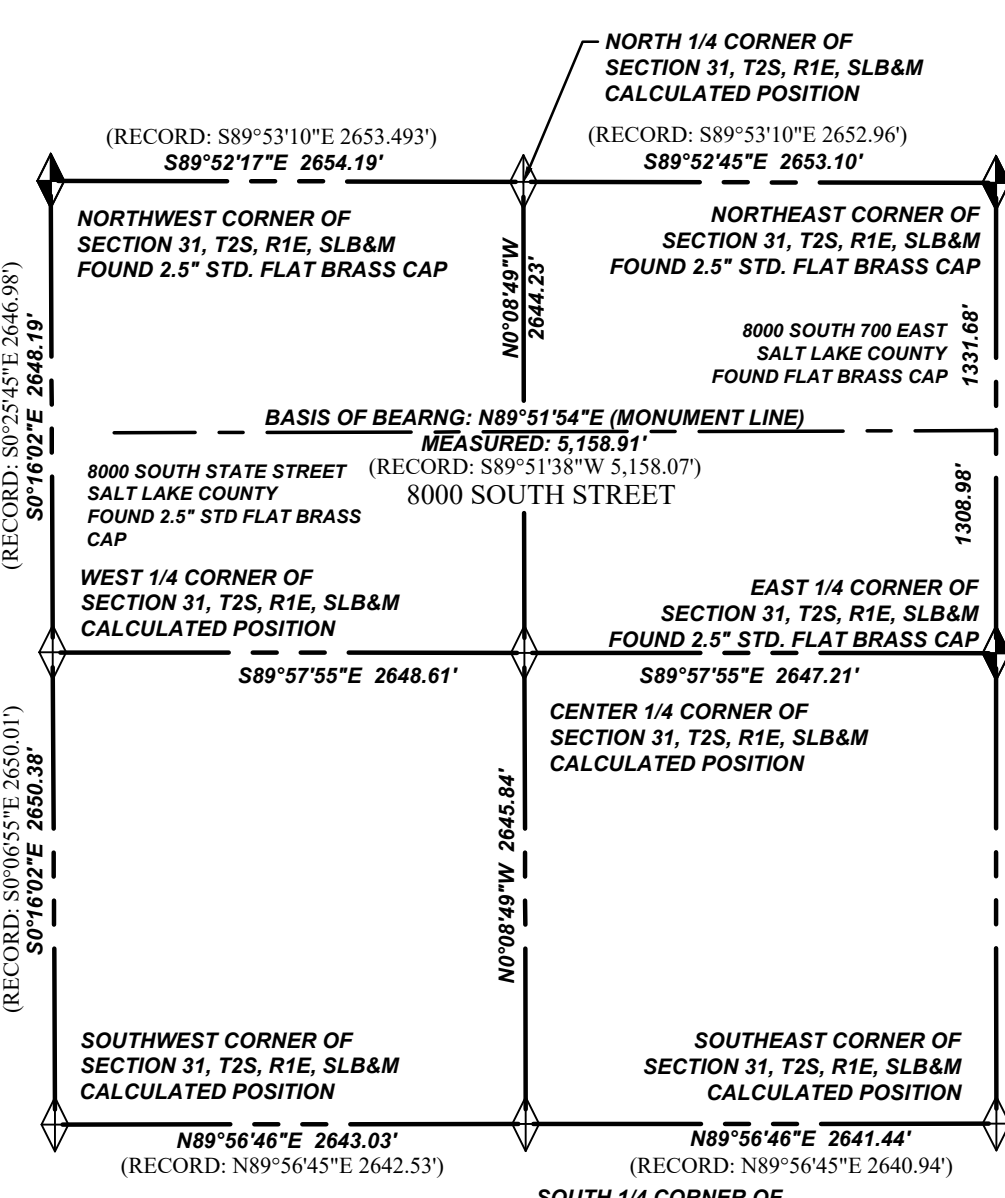
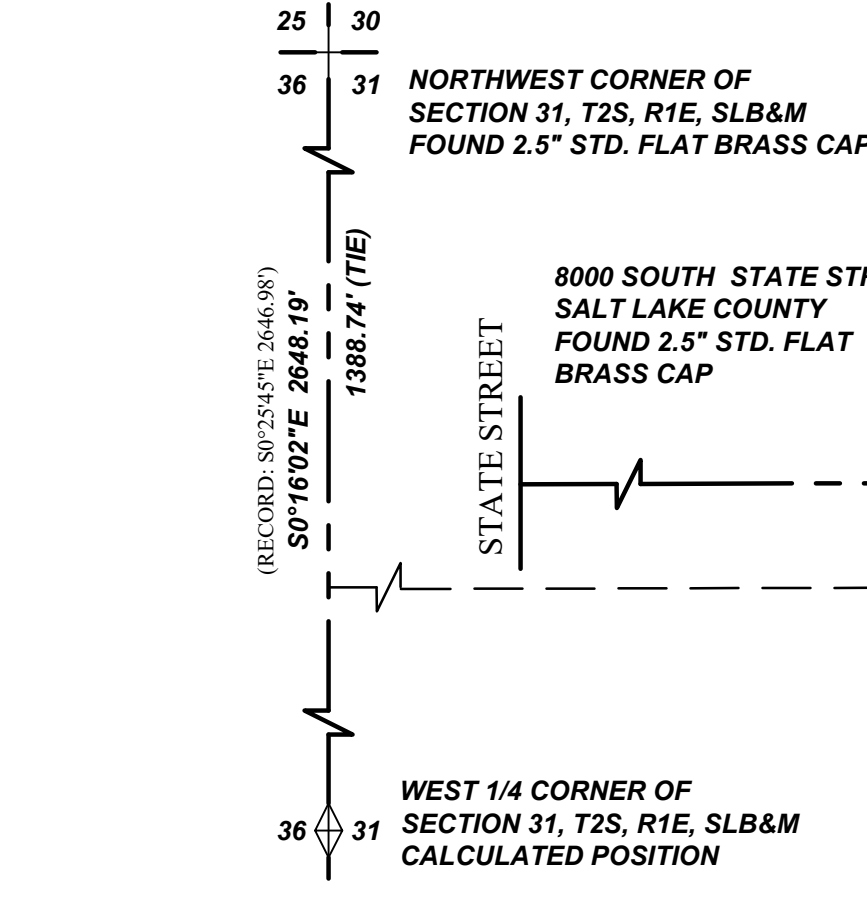
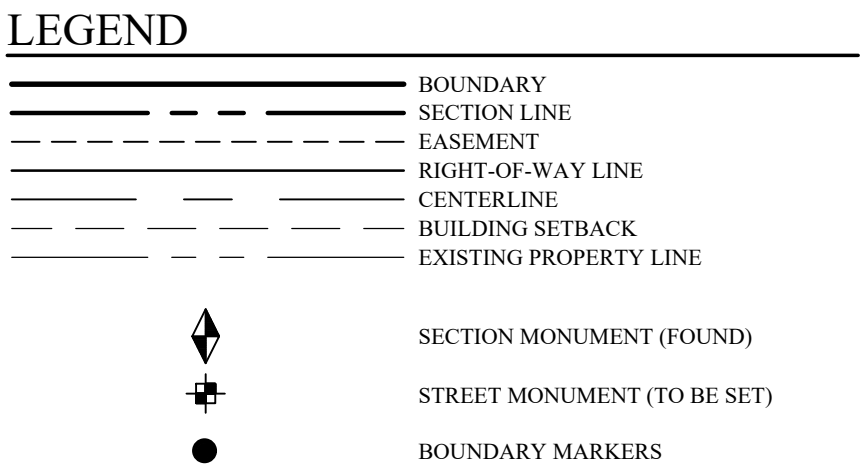
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	182.50	4°26'21"	14.14	S87°53'23"E	14.14
C2	217.50	4°26'21"	16.85	S87°53'23"E	16.85
C3	67.50	90°08'02"	106.19	S45°04'05"E	95.57
C4	15.00	89°51'58"	23.53	S44°55'55"W	21.19
C5	15.00	90°06'33"	23.59	N45°03'17"W	21.23
C6	182.50	5°06'15"	16.26	S87°53'26"E	16.25
C7	15.00	89°53'27"	23.53	S44°56'43"W	21.19
C8	15.00	90°08'02"	23.60	S45°04'05"E	21.24
C9	182.50	5°59'01"	19.06	S82°00'47"E	19.05
C10	217.50	8°16'15"	31.40	S83°09'25"E	31.37
C11	15.00	2°49'01"	10.69	S88°42'03"E	10.69
C12	116.83	31°35'14"	64.41	N14°32'26"E	63.60
C13	102.50	10°14'57"	18.34	N85°00'38"W	18.31
C14	102.50	30°41'23"	54.90	N64°32'28"W	54.25
C15	15.00	89°53'27"	23.53	S44°56'43"W	21.19
C16	200.00	4°26'21"	15.50	S87°53'23"E	15.49
C17	15.00	89°41'16"	23.48	S45°15'55"E	21.16
C18	15.00	90°36'34"	23.72	S44°35'10"W	21.33
C19	200.00	4°26'21"	15.50	S87°53'23"E	15.49
C20	15.00	90°06'33"	23.59	N45°03'17"W	21.23
C21	182.50	11°05'16"	35.32	N84°33'55"W	35.26
C22	217.50	11°05'16"	42.09	N84°33'55"W	42.02
C23	200.00	11°05'16"	38.70	S84°33'55"E	38.64
C24	116.83	2°57'58"	6.05	S00°13'48"W	6.05
C25	116.83	25°22'29"	51.74	S14°24'02"W	51.32
C26	116.83	3°14'47"	6.62	S28°42'40"W	6.62
C27	102.50	29°10'12"	52.18	N34°36'40"W	51.62
C28	102.50	20°01'29"	35.82	N10°00'49"W	35.64
C29	15.00	90°06'29"	23.59	N45°03'19"W	21.23
C30	15.00	93°12'32"	24.40	S46°36'11"W	21.80
C31	217.50	3°19'01"	12.59	N88°27'03"W	12.59
C32	200.00	11°05'16"	38.70	S84°33'55"E	38.64
C33	102.50	90°08'02"	161.25	S45°04'05"E	145.13

Line Table		
L1	DIRECTION	LENGTH
L1	S13°37'42"W	20.95
L2	S00°52'14"E	0.88
L3	N40°48'14"E	1.56
L4	S00°06'33"E	35.00
L5	S89°51'54"W	31.80
L6	S00°00'04"E	12.77
L7	N00°00'04"W	9.77
L8	N00°00'00"W	21.77
L9	S00°01'58"W	32.42
L10	S00°01'58"W	32.27

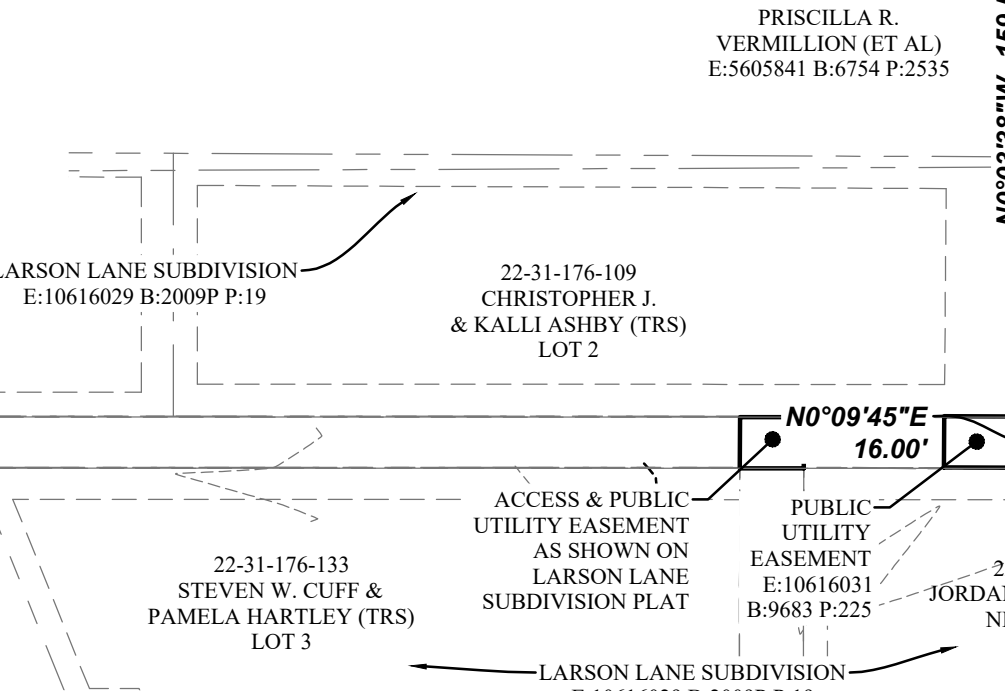
OWNER/DEVELOPER
GARRETT HOMES
273 N. EAST CAPITOL STREET
SALT LAKE CITY, UTAH 84103
(801) 456-2430
CONTACT: JACOB BALLSTAEDT

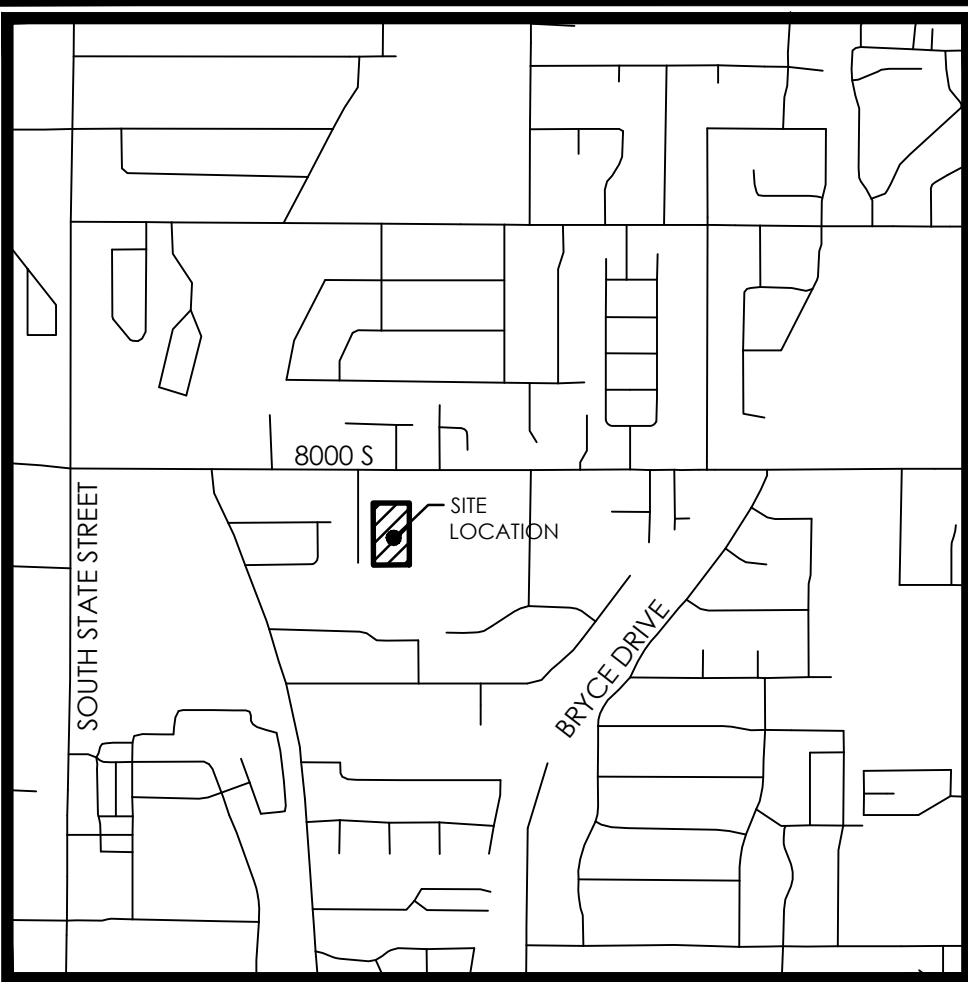
PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



SECTION 31 BREAKDOWN
N.T.S.





VICINITY MAP
N.T.S.

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	182.50	5°43'58"	18.26	N02°51'59"E
C2	217.50	5°43'58"	21.76	S02°51'59"W
C3	182.50	5°43'58"	18.26	N02°51'59"E
C4	217.50	5°43'58"	21.76	N02°51'59"E
C5	200.00	5°43'58"	20.01	N02°51'59"E
C6	200.00	5°43'58"	20.01	N02°51'59"E

Easement Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
(C7)	28.00	47°04'08"	23.00	S66°27'58"E
(C8)	28.00	47°04'07"	23.00	S66°27'54"W

Easement Line Table		
LINE	DIRECTION	LENGTH
(L1)	N89°59'58"E	22.00
(L2)	S00°00'00"W	20.00
(L3)	S89°59'58"W	22.00

NOTES

- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- ALL PARCELS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
- ALL PARCELS AND THE PRIVATE STREETS ARE TO BE OWNED AND MAINTAINED BY THE MILL HOME OWNERS ASSOCIATION.
- PERIMETER LOTS ARE SUBJECT TO STANDARD RM-12 SETBACKS
- ON-STREET PARKING ON PRIVATE STREETS IS PROHIBITED
- BUILDING AND DRIVEWAY AREA CANNOT EXCEED MAXIMUM FOOTPRINT DEFINED IN FINAL SITE PLAN
- ALL PRIVATE RIGHT OF WAYS TO BE DEDICATED AS A PUBLIC UTILITY EASEMENT.
- FRONT SETBACK TO GARAGE DOOR TO BE 18 FEET
- NO MINIMUM FRONT SETBACK TO LIVING SPACE OF HOME
- TURNAROUND EASEMENT IN FAVOR OF MIDVALE CITY AND TO BE MAINTAINED BY THE HOA
- ALONG ALL STREETS, THE DEVELOPER SHALL INSTALL DECORIOUS TREES, TWO INCHES IN CALIPER, FOR EACH THIRTY FEET OF FRONTAGE.

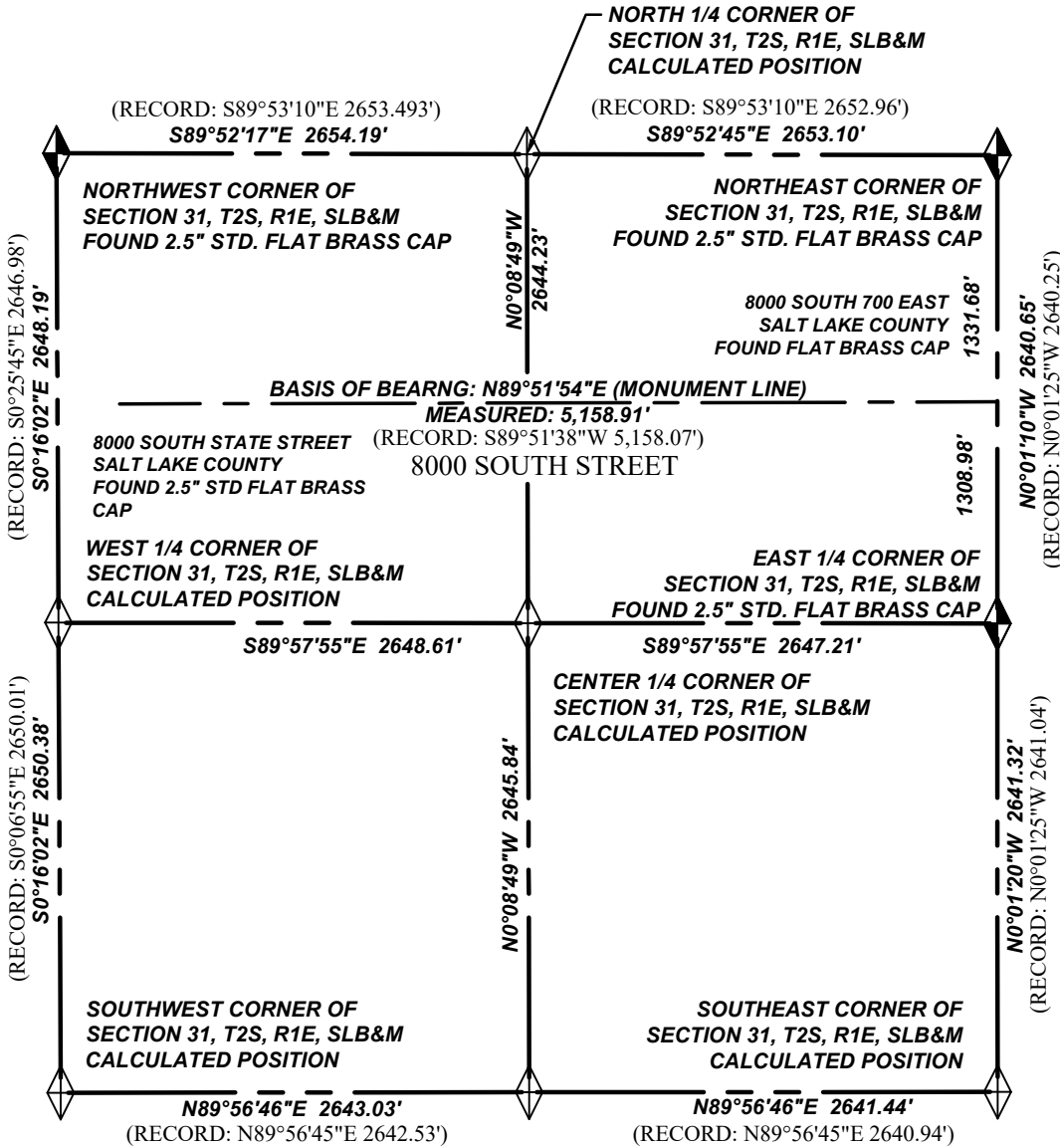
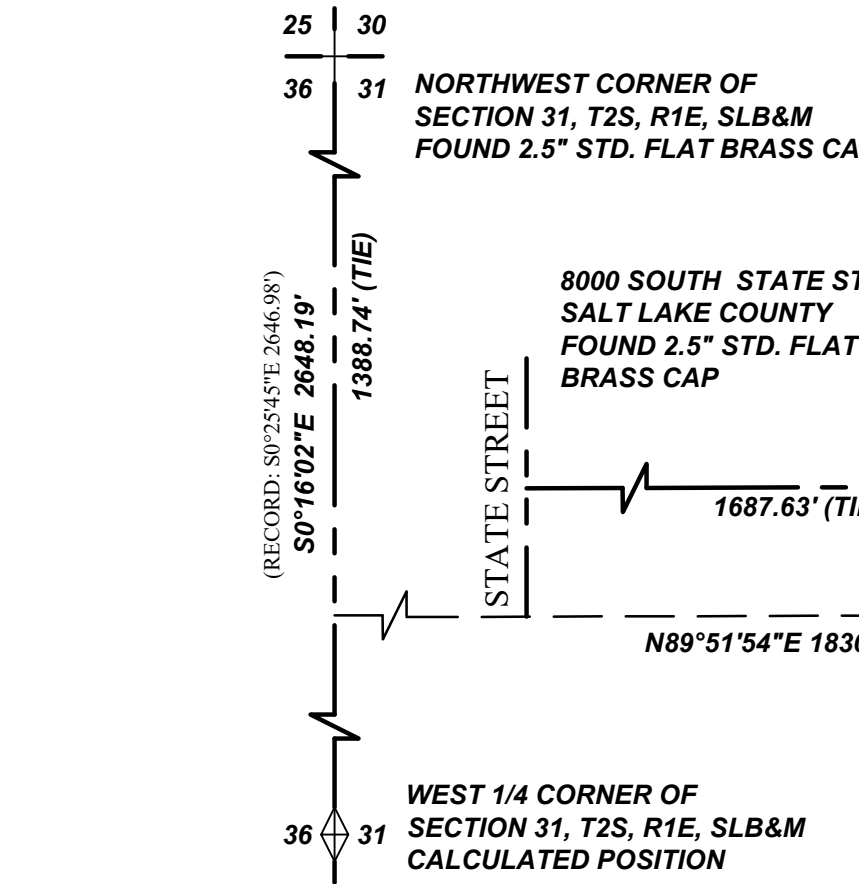
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LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



SECTION 31 BREAKDOWN
N.T.S.

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 - (1) A recorded easement or right-of-way
 - (2) The law applicable to prescriptive rights
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 - (4) Any other provision of law

ROCKY MOUNTAIN POWER	DATE
MIDVALLEY IMPROVEMENT DISTRICT	
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____	
DIRECTOR, MIDVALLEY IMPROVEMENT DISTRICT	
SALT LAKE VALLEY HEALTH DEPARTMENT	
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____	
DIRECTOR, SALT LAKE COUNTY BOARD OF HEALTH	

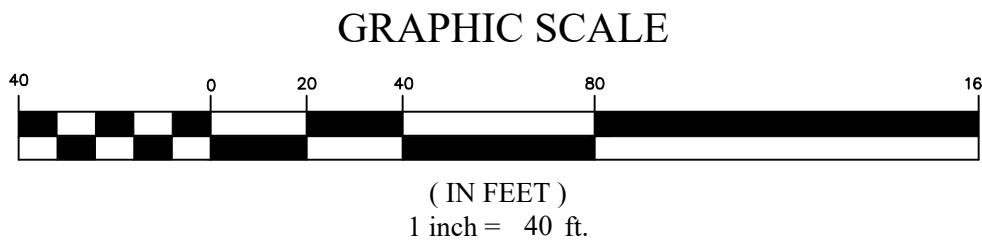
MIDVALE CITY PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, A.D., 20____ BY THE MIDVALE CITY PLANNING COMMISSION
CHAIRMAN, MIDVALE CITY PLANNING COMMISSION

MIDVALE CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
DATE _____ MIDVALE CITY ENGINEER _____

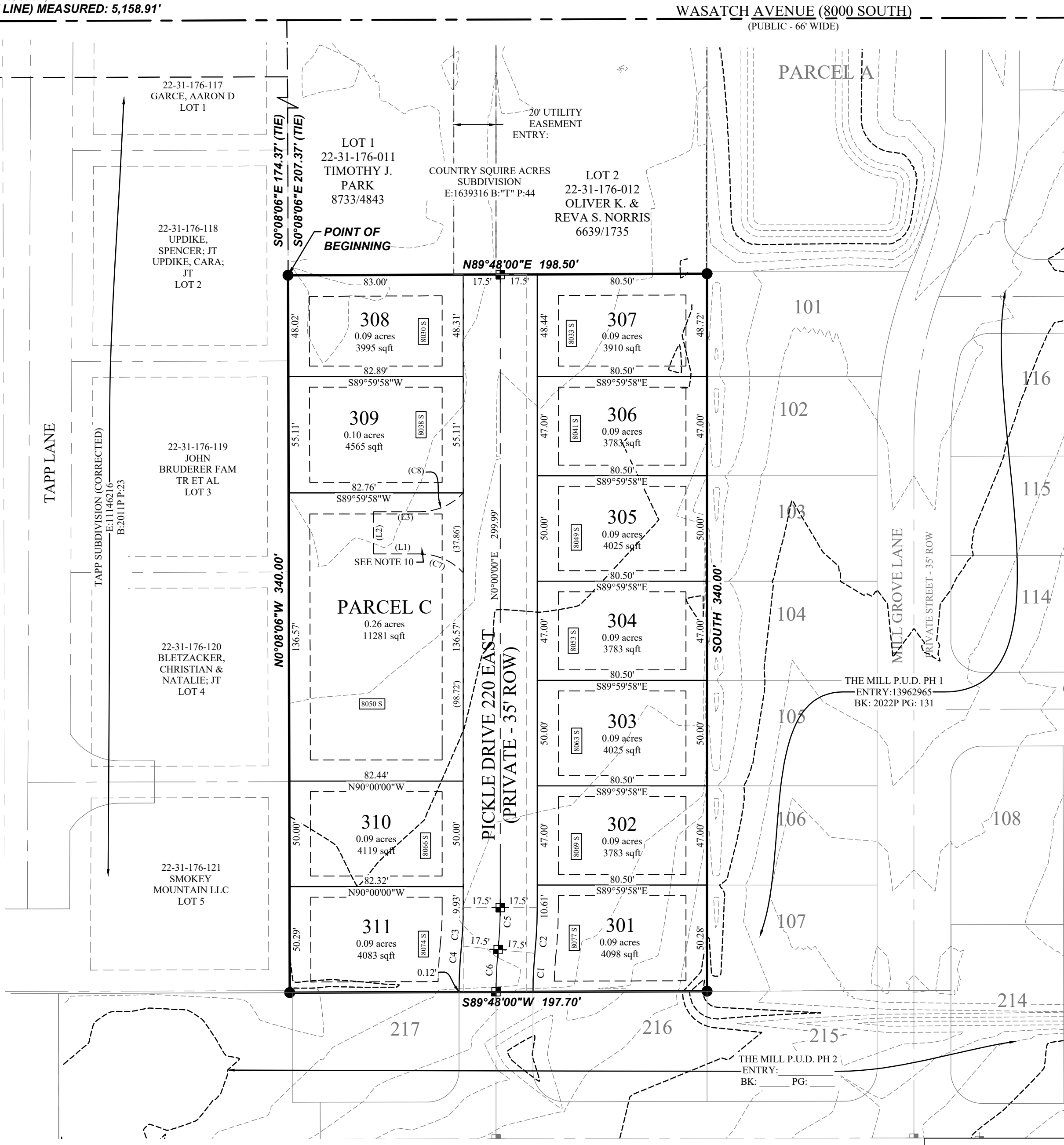
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____
MIDVALE CITY ATTORNEY _____

CITY COUNCIL APPROVAL
PRESENTED TO THE MIDVALE CITY COUNCIL THIS _____ DAY OF _____, A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
ATTEST: CITY RECORDER _____ MAYOR, MIDVALE CITY _____

THE MILL P.U.D. PHASE 3
(VACATING AND AMENDING A PART OF LOT 1, 2 OF COUNTRY SQUIRE ACRES SUBDIVISION)
LOCATED IN THE NW 1/4 OF SECTION 31, T2S, R1E, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH



8000 SOUTH 700 EAST
SALT LAKE COUNTY
FOUND FLAT BRASS CAP



EASEMENT APPROVAL

UTOPIA _____ DATE _____
XFINITY _____ DATE _____
CENTURY LINK _____ DATE _____

QUESTAR NOTE

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____
QUESTAR GAS COMPANY
BY: _____
TITLE: _____

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 183395 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

THE MILL P.U.D. PHASE 3

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW ONLY

Evan J. Wood _____ Date _____
Professional Land Surveyor
Certificate No. 183395

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in Midvale City, Salt Lake County, Utah, being more particularly described as follows:
Beginning at a point on the easterly boundary line of TAPP SUBDIVISION (CORRECTED), according to the official plat thereof recorded March 7, 2011 as Entry No. 11146216 in Book 9910 at Page 180 in the Salt Lake County Recorder's Office, said point being N89°51'54"E 1,687.63 feet along the monument line of 8000 South Street and S00°08'06"E 207.31 feet from the Salt Lake County street monument at the intersection of 8000 South Street and State Street, said point also located S00°16'02"E 1388.74 feet along the section line and N89°51'54"E 1830.03 feet and S00°08'06"E 174.37 feet from the Northwest Quarter of Section 31, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence N89°48'00"E 198.50 feet to the westerly Boundary line of THE MILL P.U.D. PH 1, according to the official plat thereof recorded June 2, 2022 as Entry No. 13962965 in Book 11344 at Page 8035 in the Salt Lake County Recorder's Office; thence along said plat South 340.00 feet; thence S89°48'00"W 197.70 feet to the southeasterly corner of said TAPP SUBDIVISION (CORRECTED); thence along plat N00°08'06"W 340.00 feet to the point of beginning.

CONTAINS: 1.55 ACRES +/-
11 LOTS, 1 PARCELS

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

THE MILL P.U.D. PHASE 3

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER HEREBY CONVEYS PARCEL A AND PRIVATE STREETS AS DEPICTED HEREON, TO THE MILL HOMEOWNER'S ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 273 N. EAST CAPITOL STREET, SALT LAKE CITY, UT 84103.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BY: JACOB BALLSTAEDT
ITS: PRESIDENT OF MIDVALE
MILL DEVELOPMENT, CORP

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

THE MILL P.U.D. PHASE 3
(VACATING AND AMENDING A PART OF LOT 1, 2 OF COUNTRY SQUIRE ACRES SUBDIVISION)
LOCATED IN THE NW 1/4 OF SECTION 31, T2S, R1E, SALT LAKE BASE & MERIDIAN
MIDVALE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ SALT LAKE COUNTY DEPUTY RECORDER



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

MIDVALE CITY COUNCIL STAFF REPORT 5/2/2023

SUBJECT

Consider Resolution No. 2023-R-18 an Amendment to the Development Agreement for The Mills project.

SUBMITTED BY

Elizabeth Arnold, Senior Planner

BACKGROUND AND OVERVIEW

The Midvale Mills is an existing project that received its first approvals on April 6, 2021. Since then, additional land has been acquired to expand the project. As such, an amendment to the existing development agreement was drafted to include the new land. Additionally, a clause has been added prohibiting pickleball courts in Phase 3.

STAFF RECOMMENDATION

Recommend Approval.

RECOMMENDED MOTION

I move that we adopt Resolution 2023-R-18, authorizing Mayor Stevenson to sign an amended development agreement for The Mills project.

CITIZEN AGENDA SUMMARY

The approval of this item will allow the Mayor to sign an amended development agreement for The Mills project to include newly acquired land.

ATTACHMENTS

1. Resolution 2023-R-18
2. Amendment to The Midvale Mills Development Agreement

RESOLUTION 2023-R-18

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN AMENDMENT TO THE MIDVALE MILLS DEVELOPMENT AGREEMENT

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, new land has been acquired for The Midvale Mills project; and

WHEREAS, an amendment to the existing Midvale Mills development agreement was required to include the new land; and

WHEREAS, the parties have negotiated such agreement, and, as of the date of this Resolution, agree to enter into said agreement; and

WHEREAS, the City Council has reviewed said Development Agreement and agrees that entering into such agreement will help further the goals of the Midvale City General Plan 2016 and compliance with the Overlay Zone land use regulations.

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

Section 1. The Midvale City Council has reviewed the attached Development Agreement between Midvale City Corporation and Midvale Mill Investments LC, a Utah limited liability company, Midvale Mill Development, Corp., a Utah Corporation (collectively "Developer").

Section 2. The Midvale City Council, through its understanding of the goals of the Midvale City General Plan and the RM-12 land use regulations and the proposed Midvale Mills,

believes it is in the best interest of the Developer and the City to enter into such Development Agreement.

Section 3. The Midvale City Council on this date does hereby authorize the Mayor to enter into the attached agreement on behalf of the City.

PASSED AND APPROVED this ____ day of _____, 20__.

Marcus Stevenson, Mayor

ATTEST:

Rori Andreason, MMC
City Recorder

Voting by City Council	“Aye”	“Nay”
Quinn Sperry	_____	_____
Paul Glover	_____	_____
Heidi Robinson	_____	_____
Bryant Brown	_____	_____
Dustin Gettel	_____	_____

Date of first publication: _____

When recorded, return to:

Midvale City
7505 S. Holden Street
Midvale City, UT 84047
Attn: Midvale City Recorder

**AMENDMENT TO THE DEVELOPMENT AGREEMENT
(MIDVALE MILLS PROJECT)**

Midvale City, Utah

THIS AMENDMENT TO THE DEVELOPMENT AGREEMENT for the Midvale Mills Project (this “Development Agreement Amendment” or “Amendment”) is entered into as of this ____ day of _____, 2023 by and between Midvale Mill Investments LC, a Utah limited liability company, Midvale Mill Development, Corp., a Utah Corporation (collectively “Developer”), and Midvale City Corporation, a Utah municipal corporation (“Midvale City” or “City”). Developer and City are sometimes referred to herein individually, as a “Party,” and collectively, as the “Parties.”

A. Amendment. This amends the Development Agreement for the Midvale Mills Project signed by Midvale Mill Investments LC and Midvale City Corporation on April 14, 2021 (“2021 Development Agreement”), attached as Exhibit A. This Amendment adopts all defined terms contained in the 2021 Development Agreement.

B. New Party. Since the signing of the 2021 Development Agreement, a new legal entity, Midvale Mill Development, Corp., has acquired ownership of some of the Property.

C. Additional Property. Developer has acquired new property (“Additional Property”) adjacent to the Property. The Additional Property is more particularly defined in Exhibit B. Developer intends to integrate the Additional Property into the Midvale Mills Project described in the 2021 Development Agreement.

D. Zoning. The Property is zoned, pursuant to the City’s Zoning Ordinance, as Multifamily Residential – Medium Density Zone (hereinafter referred to as “RM-12 Zone”). On _____, 2023, the City Council rezoned the Additional Property to the RM-12 Zone. The RM-12 Zone, described in Chapter 17-7-3 of the Midvale City Municipal Code, establishes the procedural and substantive requirements for approval by the City for development on the Property and Additional Property.

E. State Authority. Pursuant to Section 10-9a-102 of the Utah Code, Midvale City is authorized to enter into development agreements as provided therein and desires to enter into this Development Agreement in order to obtain the benefits for the City provided herein.

NOW THEREFORE, in consideration of the above recitals, the terms of this Amendment to the Development Agreement, and the mutual benefits to be derived herefrom, the Parties agree as follows:

1. Integration into 2021 Development Agreement. This Amendment is integrated into the the 2021 Development Agreement and changes the terms of the 2021 Development Agreement as provided in this Agreement.
2. Additional Party. This Amendment adds Midvale Mill Development, Corp. as a Party to the 2021 Development Agreement as a Developer with the same rights, duties, obligations, benefits and terms and conditions as Midvale Mill Investments LC.
3. Legal Description of Additional Property. The Additional Property that is the subject of this Amendment is more particularly described in Exhibit B and consists of approximately 1.55 acres located on 8000 South and 300 East.
4. Description of Project. The Midvale Mills Project is amended to consist of an approximately 11.67 acre residential master planned development of 83 dwelling units constructed as single-family residential homes, private streets, common areas, and other improvements as shown within Exhibits A, C, and D (“Project”). For purposes of this Section, “dwelling unit” means the same as the term is defined in the Applicable Laws, but does not include accessory dwelling units, accessory apartments, or occupied accessory buildings unless otherwise provided in this Amendment. The Developer can voluntarily reduce the number of dwelling units without amending the Development Agreement so long as the Project meets the requirements of this Agreement and applicable law.
5. Integration into Project. The Additional Property will be integrated into the Project and will be subject to all the same terms and conditions as the Project in the 2021 Development Agreement.
 - 5.1. Large Scale Master Plan Approval. Pursuant to the provisions of the RM-12 Zone in effect as of the date of this Amendment, the Midvale City Council approved an amendment to the Large Scale Master Plan on _____, 2023, that includes the Additional Property (“Amendment to the LSMP”). The findings, conditions of approval, and approved drawings for the Amendment to the LSMP have been attached as Exhibit C. The Amendment to the LSMP supplements and does not replace the Large Scale Master Plan in the 2021 Development Agreement.
 - 5.2. Small Scale Master Plan Approval. Pursuant to the provisions of the RM-12 Zone in effect as of the date of the Amendment, the Midvale City Planning Commission conditionally approved Small Scale Master Plans for Phase 2 and 3 of the Project on January 25, 2023. The conditions for final approval of the Small Scale Master Plans for Phase 2 and 3 were met upon execution of this Agreement. The Midvale City Planning Commission approved a Small Scale Master Plan for Phase 1 of the Project on [Date]. The SSMPs must comply

with the LSMP and Amendment to the LSMP, all land use regulations of the RM-12 Zone, and other applicable City ordinances. The SSMPs for each phase have been attached as Exhibit D.

- 5.3. Completion of Common Area Recreation Amenities. Developer agrees to refine the Common Area Recreation Amenities depicted in Exhibits A, C, and D and site plan reviews to ensure that the Developer improves at least 10% of the overall Project site as functional outdoor and/or indoor recreation areas for the residents of the Project.
- 5.4. Landscaping. Developer agrees to refine the landscape areas depicted in Exhibits A, C, and D and site plan reviews to ensure that the Developer improves at least 55% of the overall Project site as open space.
- 5.5 Pickleball Court. Notwithstanding the Zoning Ordinance, Developer agrees that it will not construct a pickleball court in Phase 3.
6. Amendment to Run with the Land. This Amendment must be recorded against the Additional Property and any portions of the Property not subdivided according to the LSMP prior to the signing of this Amendment. The agreements contained herein run with the land and are binding on and inure to the benefit of all successors and assigns of the Developer in the ownership or development of any portion of the Midvale Mills Project or the Property.
7. Notices. Any notice, confirmation or other communication hereunder must be given in writing by hand delivery (receipted), nationally-recognized, overnight courier service, or United States mail to the following addresses or numbers:

Midvale City:

Midvale City Manager
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Midvale City Community Development Director
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Midvale City Attorney
MIDVALE CITY CORPORATION
7505 S. Holden Street
Midvale City, UT 84047

Developer:

MIDVALE MILL INVESTMENTS, LC
273 N. East Capitol Street
Salt Lake City, UT 84103

MIDVALE MILL DEVELOPMENT, CORP
273 N. East Capitol Street
Salt Lake City, UT 84103

Any Party hereto may change its address by notice given to the other Parties in the manner required for other notices above.

8. All terms and conditions of the 2021 Development Agreement not inconsistent with this Agreement remain in full force.

IN WITNESS WHEREOF, this Amendment to the Development Agreement has been executed by Midvale City Corporation, acting by and through the Midvale City Council, and by duly authorized representatives of Developer as of the above stated date.

[signature pages follow]

CITY:

MIDVALE CITY CORPORATION

By: _____
Marcus M. Stevenson , Mayor

ATTEST:

Rori L. Andreason, MMC
City Recorder

APPROVED AS TO FORM:

Garrett W. Wilcox
City Attorney

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the ____ day of _____, 2023, personally appeared before me Robert M. Hale, who being by me duly sworn did say he is the Mayor of Midvale City Corporation, and that the within and foregoing instrument was signed on behalf of such Corporation.

Notary Public
Residing at:_____

My Commission Expires:

DEVELOPER:

MIDVALE MILL INVESTMENTS, LC,
a Utah limited liability company

By: _____
Its: _____

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the ____ day of _____, 2023, personally appeared before me _____, who being by me duly sworn did say he/she is the _____ of Midvale Mill Investments, LC, a Utah limited liability company, and that he/she had signed the within and foregoing instrument on behalf of such corporation.

Notary Public
Residing at: _____

My Commission Expires:

NOTARY SIGNATURE AND SEAL

DEVELOPER:

MIDVALE MILL DEVELOPMENT, CORP,
a Utah Corporation

By: _____
Its: _____

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the ____ day of _____, 2023, personally appeared before me _____, who being by me duly sworn did say he/she is the _____ of Midvale Mill Development, Corp, a Utah Corporation, and that he/she had signed the within and foregoing instrument on behalf of such corporation.

Notary Public
Residing at: _____

My Commission Expires:

NOTARY SIGNATURE AND SEAL

EXHIBIT A

2021 Development Agreement

[attachment follows]

EXHIBIT B

**LEGAL DESCRIPTION
PREPARED FOR ADAM NASH
COMPOSITE DESCRIPTION FOR MIDVALE MILL PART OF LOTS 1 & 2
MIDVALE CITY, UTAH
(May 19, 2022)
16-202**

EXISTING RECORD LEGAL DESCRIPTIONS

**QUIT-CLAIM DEED, ENTRY No. 8519279
(TAX PARCEL No: 22-31-176-011)**

EAST 100 FEET OF LOT 1 AND THE WEST 100 FEET OF EAST 200 FEET OF LOT 2, COUNTRY SQUIRE ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH

**SPECIAL WARRANTY DEED, ENTRY No. 5477648
(TAX PARCEL No: 22-31-176-012)**

East 100 feet of Lot 2 COUNTRY SQUIRE ACRES SUBDIVISION. As recorded in the office of the Salt Lake County Recorder.

PROPOSED LEGAL DESCRIPTIONS

(TAX PARCEL No: 22-31-176-011)

EAST 100 FEET OF LOT 1 AND THE WEST 100 FEET OF EAST 200 FEET OF LOT 2, COUNTRY SQUIRE ACRES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH

LESS AND EXCEPTING THE SOUTH 340.00 FEET OF THE ABOVE DESCRIBED PARCEL

(TAX PARCEL No: 22-31-176-012)

East 100 feet of Lot 2 COUNTRY SQUIRE ACRES SUBDIVISION. As recorded in the office of the Salt Lake County Recorder.

Less and Excepting the South 340.00 feet of the above described parcel

COMPOSITE SURVEY DESCRIPTION

Situate in the NW1/4 of Section 31, Township 2 South, Range 1 East, Salt Lake Base & Meridian, located in Midvale City, Utah, being comprised of parts of Lots 1 & 2 of COUNTRY SQUIRE ACRES SUBDIVISION, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 1639316 in Book T on Page 44, being identified as part of Salt Lake County Tax ID Numbers 22-31-176-011 and 22-31-176-012, being more particularly described as follows:

Beginning at a point on the easterly boundary line as located by survey, of TAPP SUBDIVISION (CORRECTED), according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 11146216 in Book 2011P on Page 23, said point being N89°51'54"E 1,687.63 feet along the monument line of 8000 South Street and S00°08'06"E 207.33 feet from the Salt Lake County street monument at the intersection of 8000 South Street and State Street, said point also located S00°16'02"E 1388.74 feet along the section line and N89°51'54"E 1830.03 feet and S00°08'06"E 174.37 feet from the Northwest Corner of said Section 31, and running thence parallel with and 340.00 feet north from the southerly boundary line of said COUNTRY SQUIRE ACRES SUBDIVISION, N89°48'00"E 198.50 feet to the easterly line of said Lot 2; thence along said easterly line South 340.00 feet to the southeast corner of said Lot 2 said point being on the southerly boundary line of said COUNTRY SQUIRE ACRES SUBDIVISION; thence along said southerly boundary line S89°48'00"W 197.70 feet to the extension of said easterly boundary line as located by survey, of TAPP SUBDIVISION (CORRECTED); thence to and along said easterly boundary line N00°08'06"W 340.00 feet to the point of beginning.

Contains: 67,354 square feet or 1.55 acres+/-

EXHIBIT C

Amendment to Large Scale Master Plan

[attachment follows]

EXHIBIT D

Approved Small Scale Master Plans

[attachment follows]