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

MIDVALE CITY COUNCIL MEETING
AGENDA
January 21, 2020

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **21st day of January 2020** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

5:30 PM – Dinner, Dahl Conference Room

6:00 PM – Dahl Conference Room
WORKSHOP

A. Discussion on Midvalley Improvement District Development Proposal at 160 E 7800 S ***[Lesley Burns, City Planner]***

B. Discuss Form-Based Code ***[Alex Murphy Planner II]***

7:00 PM
REGULAR MEETING – Council Chambers

I. GENERAL BUSINESS

A. WELCOME AND PLEDGE OF ALLEGIANCE
B. ROLL CALL
C. Unified Police and Fire Reports
D. Utah Tax Help Presentation – Greg McDonald

II. PUBLIC COMMENTS

Any person wishing to comment on any item not otherwise scheduled for 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, non-Agenda 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. COUNCIL REPORTS

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

IV. MAYOR ROBERT M. HALE REPORT

V. CITY MANAGER REPORT

VI. DEPARTMENT REPORTS

A. Community Development Report/RDA Report ***[Matt Dahl, Assistant City Manager/CD Director]***

B. Administrative Services Report ***[Kyle Maurer, Administrative Services Director]***

VII. CONSENT AGENDA

A. Consider Minutes of January 7, 2020 ***[Rori Andreason, H.R. Director/City Recorder]***

B. Set Date and Time (**February 4, 2020 at 7:00 p.m**.) for a public hearing to Consider an Amendment to the Midvale City Fee Schedule

VIII. ACTION ITEMS

A. Consider Resolution No. 2020-R-05 Approving the 2020 Committee/Board Assignments ***[Kane Loader, City Manager]***

B. Consider Resolution No. 2020-R-06 A Resolution to Support the Ratification by the State of Utah of Equal Rights Amendment to the United States Constitution ***[Council Member Dustin Gettel]***

C. Consider Ordinance No. 2020-O-01 Approving the Amended Midvale Municipal Code Regarding Administrative Appeals to District Court Process ***[Lisa Garner, City Attorney]***

IX. DISCUSSION ITEMS

A. Mid-Year Budget Review ***[Kyle Maurer, Administrative Services Director]***

B. Discuss Entering into a Contract with Meter Works Replacing Warranty Meters ***[Glen Kennedy, Public Works Director]***

C. Discussion on Construction Fee and Curb Cut Policy Modifications ***[Matt Dahl, Assistant City Manager/CD Director]***

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 day 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 also posted at the following locations on the date and time as posted above: 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.***

POSTED: January 17, 2020

Rori L. Andreason, MMC
HR Director/City Recorder

MIDVALE CITY COUNCIL
SUMMARY REPORT

January 21, 2020

SUBJECT:

Discussion on Midvalley Improvement District Development Proposal at 160 E 7800 S

SUBMITTED BY:

Lesley Burns, City Planner

SUMMARY:

Midvalley Improvement District is wanting to make improvements to its office/operation facilities property at 160 E 7800 S. A few of these improvements are in conflict with the development standards for the Transit Oriented Development (TOD) Zone in which its facility is located. Specifically, conflicts include: (1) a request to relocate and expand a carport structure closer to the east property line, infringing on the required 15-foot landscape buffer adjacent to single family residential zones; and (2) expanding the width of a one-way driveway access to 40 feet; the maximum allowed is 20 feet. In the attached project description, Midvalley explains the reasons for these changes which would ease some of the access and circulation challenges they currently encounter in their daily operations.

To address these issues, Midvalley is requesting the City consider the following:

- Amend the Public Facilities Overlay Zone to include "Special Service Districts for Utilities". Currently, the ordinance does not define special service districts as a public facility that can utilize the legislative discretion for use and land use regulations afforded to other public facilities.
- Rezone the Midvalley Improvement District property at 160 E 7800, which includes 1.5 acres adjacent to the Jordan and Salt Lake City Canal, to include the Public Facilities Overlay Zone.
- Approve a Site Plan that redesigns the access and circulation through the site and reduces landscape area to standards different from what is required by the underlying TOD Zone.

Impacts to consider with this proposal include:

- Reducing the landscape buffer between a use with large vehicle traffic and commercial/industrial type impacts and single family residential.
- Further reducing the pedestrian realm along 7800 South by creating larger areas of conflict between vehicles and pedestrians with wider driveways.

Staff is requesting input from the Council regarding moving forward with a City-initiated text amendment.

Attachments:

- Existing Site
- Midvalley Request
- Proposed Site Plan
- Public Facilities Overlay Zone Provision

160 E 7800 S



Public Facilities Overlay Zoning Ordinance Amendment;

Midvale City has a Public Facilities Overlay Zone of which special districts for utilities are not currently designated as a type of public facility that may be allowed in the Public Facilities Overlay. The current site for the Midvalley Improvement District (MID) is zoned residential. MID would like to request that the overlay zone be amended to include special districts that services the community.

MID was organized for the purpose of constructing and maintaining the area's sewer system. The purpose of the district is to provide public sanitary sewer collection and conveyance services to the residents within boundaries of the district. MID should be considered to be included in the overlay zone.

Provided the Planning Commission and City Council amends the current Public Facilities Overlay Zone, MID would request a rezone of the property.

Rezone Request Written Statement;

The current site for the Midvalley Improvement District (MID) is zoned residential. MID would like to request that the property be rezoned to the amended public Facilities Overlay Zone based on the following findings:

- The public facility is currently servicing and maintaining the areas sewer system.
- The public facility is consistent with the goals and policies of the general plan by providing a public service.
- The current facility is consistent the health, safety and general welfare of the community in that;
    - The current generation of noise, offensive emissions or nuisances is not detrimental to the surrounding area.
    - Public services currently support the facility.
    - The current site provides adequate landscaping, buffering and setbacks because of the 60'+ Jordan and Salt Lake canal Company easement along the east property line abutting single family residential and the Candlestick Lane Apts. to the south and west. MID is not looking to change any setbacks to existing buildings.

MID would like to make the following changes to the existing site as shown on the Site Plan.

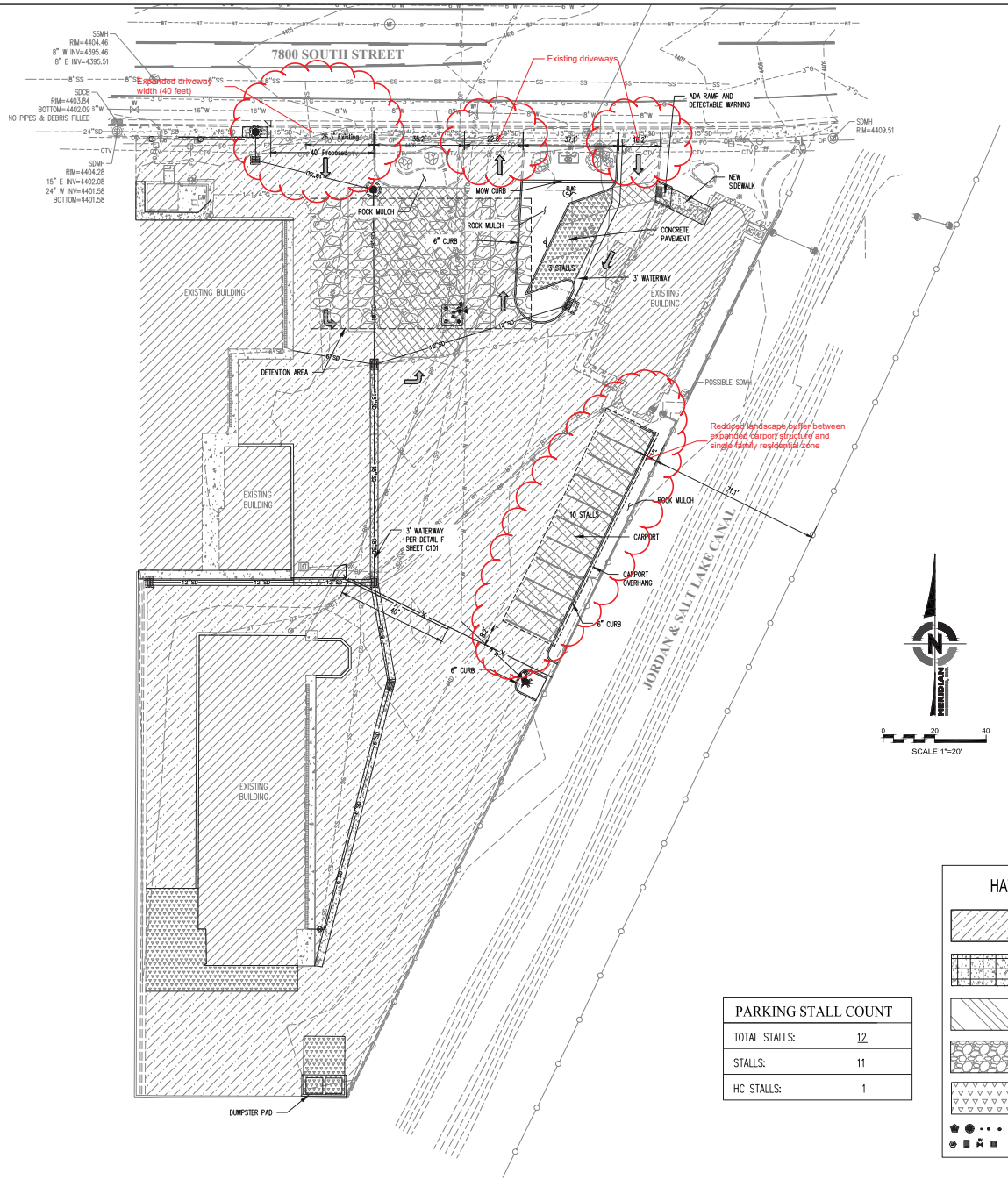
1. Replace Sod to rock mulch but maintain existing street front trees, shrubbery ect..

2. Move the existing carport to 5' from property line and extend existing carport, for a total of 9 stalls, along the east property line. Because of the canal, the site has a natural buffer and exceeds typical requirements to adjacent homeowners.

3. The current drainage is inadequate and will be regraded to drain to the west rather than the east, the current storm drain connection allows city roadway drainage to backup into the MID property.

4. Currently the site does not have an ADA compliant parking and access to the main building. With the regrading of the site an ADA parking and access route to the building will be provided.

5. The West driveway from 7800 South is too narrow for their large service trucks entering the property and they are forced into oncoming traffic to make the right turn. We are looking to maintain the existing 3 driveways; however, we are looking to widen the West driveway and they will all now become one directional traffic as shown on the site plan.



PARKING STALL COUNT	
TOTAL STALLS:	12
STALLS:	11
HC STALLS:	1

HATCH LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- NON VEHICLE CONCRETE OR
- NEW CAR PORT
- UNDERGROUND DETENTION BASIN
- HEAVY DUTY CONCRETE
- NEW SURFACE UTILITIES

NO.	REVISIONS	BY	DATE

DRAWN TRW
SURVEYED GB
CHECKED MWN
DATE 15-JAN-2017

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MERIDIAN ENGINEERING, INC.
160 E 7800 S, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 495-2313 FAX (801) 495-2319

MIDVALLEY IMP DIST
160 E 7800 S
MIDVALE, UT 84047

MIDVALLEY IMPROVEMENT DISTRICT
SITE PLAN
DESIGN DEVELOPMENT

COMP. FILE

PROJECT NO.
#19121

SHEET NO.
C210

Blue Stakes of UTAH 811
Know what's below. Call before you dig.

G:\Projects\2019\19121 - Mid-C-Midvalley Improvement Prodeg and Drive Area\19121\dwg\19121 SITE PLAN.dwg, Jan 15, 2020 - 4:44pm

Chapter 17-7-16
PUBLIC FACILITIES OVERLAY ZONE

Sections:

17-7-16.1 Purpose.
17-7-16.2 Public facilities.
17-7-16.3 Review process.
17-7-16.4 Criteria—Required findings.
17-7-16.5 Development agreement.
17-7-16.6 Specific review criteria for certain public facility uses.
17-7-16.7 Modification to use or plan.
17-7-16.8 Related provisions.

17-7-16.1 Purpose.

The purpose of the public facilities overlay zone is to provide for locations and appropriate standards for a range of public uses conducted by governmental and specified agencies. These uses are operated for the benefit of the community, and provide basic services and essential support services for the community. Because of the nature of these uses, they are generally not identified with any specific zone district, having the need to locate in areas that best serve the community. The overlay zone allows the city council, through its legislative discretion, to provide for areas in which to locate public facilities to best support the community in a cost effective and efficient manner. It is the intent of this overlay to protect neighboring private uses from incompatible public uses and ensure the impacts associated with the public uses are appropriately mitigated. (Ord. 2012-18 § 1 (Att. A) (part))

17-7-16.2 Public facilities.

The following are defined as public facilities, and may be allowed in a public facilities overlay zone. These public facilities must be operated by a governmental or specified agency. If a facility is not specifically designated, it cannot be considered under this overlay.

A. Government buildings.

B. Fire station.

C. Police station.

D. Park/playground.

E. Recreation and community center.

F. Library.

G. Educational institution.

H. Cemetery. (Ord. 2016-08 § 1 (Att. A) (part): Ord. 2012-18 § 1 (Att. A) (part))

17-7-16.3 Review process.

The review process for all applications intended to utilize the public facilities overlay zone shall follow the process outlined in Section 17-3-1, Amendments to the zoning code or map. The application shall include a binding site plan, which shall be reviewed in conjunction with the proposed use. The public facilities overlay rezone is contingent upon approval of the site plan. The site plan shall include the information required in Section 17-3-3(E), Site Plan Review. (Ord. 2012-18 § 1 (Att. A) (part))

17-7-16.4 Criteria—Required findings.

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

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

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

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

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

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

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

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

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

17-7-16.5 Development agreement.

The city council may find that a proposed public facility requires a development agreement to ensure the use and facility continue to operate in the manner consistent with the development approval. In this instance, a development agreement, in a form satisfactory to the city attorney and city council, wherein the property owner and service provider agree to comply with the provisions of the

development approval, including any required on-site and off-site public improvements associated with the development, shall be made part of the development approval process. (Ord. 2012-18 § 1 (Att. A) (part))

17-7-16.6 Specific review criteria for certain public facility uses.

In addition to the foregoing, the following criteria must be satisfied in order to approve an application for each of the following uses:

A. Telecommunications Facility. Each application for a telecommunications facility shall comply with the following criteria:

1. The telecommunications facility must be located with and designed as part of a public facility.

2. Evidence must be provided demonstrating the telecommunications facility location and configuration is necessary to provide transmission/reception coverage for an area that cannot otherwise be serviced by other telecommunications facility sites; and, without the proposed telecommunications facility, it would result in a public detriment.

3. The telecommunications facility shall be designed to allow for co-location of services for multiple providers if possible.

4. If the telecommunications facility includes a tower or pole above thirty-five feet in height, the structure shall comply with the following:

a. The structure shall be located a minimum of two hundred fifty feet from an existing residential use.

b. The maximum height shall be eighty-five feet.

c. No more than one tower or pole of any height shall be considered for each public facility. (Ord. 2016-08 § 1 (Att. A) (part): Ord. 2012-18 § 1 (Att. A) (part))

17-7-16.7 Modification to use or plan.

Modifications to a public facility shall be reviewed by the community and economic development department. If the community and economic development department determines the proposed modification is major, the major modification will require reapplication and reconsideration consistent with the process and requirements of this chapter. (Ord. 2012-18 § 1 (Att. A) (part))

7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200

Memorandum

Date: January 16, 2020
To: Midvale City Council
From: Alex Murphy, Associate Planner
Subject: Discussion for Main Street Neighborhood Form-Based Code

Councilmembers,

In preparation for the workshop discussion on January 21, this memo summarizes the language affecting nonconformities in the Main Street Form-Based Code and compares it to the nonconformity language in the zoning ordinance as adopted today.

"Nonconformities" are lots, uses, or structures that do not meet the current zoning ordinance requirements. The 2016 Utah Land Use Regulation Deskbook published by the Utah Land Use Institute dedicates an entire section (Section 2.9) to Nonconforming Uses and Noncomplying Structures; that section and the corresponding language in state law has been attached to this memo.

The current zoning ordinance treats nonconformities generally as follows:

- Nonconforming lot: considered legally buildable lots, but only for uses that are legal/permitted on the date an application is submitted (17-2-14 "N" Definitions). Boundaries may be adjusted through lot line adjustment or subdivision, provided resulting lots comply with current requirements (16.04 General Provisions [for Subdivisions]).
- Nonconforming structure: allowed to remain and may be occupied by a use that conforms with the associated zone (including pre-existing/nonconforming uses). Shall not be extended in any way onto the same or adjoining property. May be replaced within one year in the event casualty provided it is not abandoned (17-2-14 "N" Definitions).
- Nonconforming use: allowed to remain and may expand to occupy the entire existing building it is located within. Shall not be extended in any way onto the same or adjoining property. Once abandoned, may only be replaced with a conforming use (17-2-14 "N" Definitions).
- Abandoned: nonuse for a period of one year after nonconforming designation is applied (17-2-14 "N" Definitions).

The proposed form-based code treats nonconformities similarly, but clarifies or expands their treatment in the following ways:

- Nonconforming lot: not listed; no minimum lot requirements apply, so no lots will be considered nonconforming. The creation of new lots will still be required to go through the subdivision process.
- Nonconforming structure: may be altered if the alteration is routine repair or maintenance, eliminates a nonconformity, does not expand an existing nonconformity, creates a new nonconformity, or increases the amount of nonconformity. Nonconforming structures may be expanded on the same lot, provided the expansion is conforming or increases the overall conformity of the property. Nonconforming structures shall not be expanded onto an adjacent lot.
- Nonconforming uses: shall not be expanded onto an adjacent lot. May be expanded within an existing lot, following the requirements for nonconforming structures.

The table below lists several scenarios that could apply within the Main Street neighborhood and compares how they would be treated under the existing and proposed nonconformity language.

Scenario	Existing Code	Proposed Code
Continue existing nonconforming use, including allowing changes in tenancy or ownership	Allowed	Allowed
New development on vacant nonconforming lot	Allowed, subject to full compliance with ordinance requirements	Allowed, subject to full compliance with ordinance requirements
Expand nonconforming structure on same lot	Allowed, subject to full compliance with ordinance requirements	Allowed if expansion is conforming or increases overall level of conformity on the property – not subject to full compliance requirements.
Expand nonconforming structure on adjacent lot	Not allowed	Now allowed
Expand nonconforming use within existing building	Allowed	Allowed
Expand nonconforming use within expanded building on same lot	Not allowed – expansion of nonconforming uses limited to "existing building…at the time the use became nonconforming."	Allowed, subject to ordinance requirements
Expand nonconforming use	Not allowed	Not allowed

Scenario	Existing Code	Proposed Code
within building (expanded or existing) on adjacent lot		
Perform routine maintenance on nonconforming structure	Unclear – typically reviewed on case-by-case basis	Allowed, provided amount of nonconformity does not increase
Repair/replace nonconforming building following casualty beyond control of owner	Allowed	Allowed
Repair/replace nonconforming building following demolition or damage by owner	Not allowed	Not allowed
Replace existing nonconforming use with conforming use	Allowed	Allowed
Replace existing nonconforming use with new nonconforming use of same use type	Allowed	Allowed
Replace existing nonconforming use with new nonconforming use of different use type	Not allowed	Not allowed
Replace abandoned nonconforming use with new nonconforming use	Not allowed	Not allowed
Replace conforming use with nonconforming use, including a location where a nonconforming use was located less than one year prior	Not allowed	Not allowed

These proposed changes to nonconformity regulations for the Main Street Form-Based Code area are intended to balance the needs of existing business and property owners with the long-range planning efforts pursued by the City in the 2016 General Plan and 2018 Main Street Small Area Plan.

Attachments: Section 2.9, 2016 Utah Land Use Regulation Deskbook, plus associated LUDMA language
Draft Form Based Code

required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems; 15A-1-302(6); and

c. Is attached to a permanent foundation in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with applicable building codes. 10-9a-514(1)

2. **Building Codes.** All appendages, including carports, garages, storage buildings, additions or alterations must be built in compliance with the applicable building code. 10-9a-514(1)

3. **Entitlement.** A manufactured home must be allowed in any zone where a residence would be permitted, provided that the manufactured home complies with all local land use ordinances, building codes, and any restrictive covenants applicable to a single family residence in that zone. 10-9a-514(2)

4. **Equivalent to Other Homes.** A municipality may not:

a. Adopt an ordinance that treats a proposed development that includes manufactured homes any differently than one that does not; or

b. Reject a development plan based on the fact that it is expected to contain manufactured homes. 10-9a-514(3)

5. **Age.** Since a manufactured home built before 1976 does not qualify under the definition of the type of homes that must be allowed under this provision of LUDMA, homes of that age may be prohibited from being moved into any community that enacts an ordinance to that effect. 10-9a-514(1); 15A-1-302(6)

2.9 Nonconforming Uses and Noncomplying Structures

1. **Structure.** "Noncomplying structure" means a structure that:

a. Legally existed before its current land use designation; and

b. Because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of land. 10-9a-103(32)

2. **Use.** "Nonconforming use" means a use of land that:

a. Legally existed before its current land use designation;

b. Has been maintained continuously since the time the land use ordinance governing the land changed; and

c. Because of one or more subsequent land use ordinance changes, does not conform to the regulations that now govern the use of the land. 10-9a-103(33)

3. **Vested Rights.** Uses and structures may be continued, except as provided by 10-9a-511 of LUDMA. The present or a future property owner may continue the use or structure. 10-9a-511(1)(a)

4. **Regulations.** Local ordinances may regulate these aspects of nonconforming uses:

a. Establishment;

b. Restoration;

c. Reconstruction;

d. Extension;

e. Alteration;

f. Expansion;

g. Substitution;

h. Termination through amortization: 10-9a-511(2)(a)

i. Must provide a formula;

ii. Formula must allow the owner to recover his investment;

iii. Over a reasonable time;

iv. May not terminate billboards through amortization;

i. Termination through abandonment. 10-9a-511(2)

j. A municipality may not require physical changes to install an egress or emergency escape window in an existing bedroom if

(1) it complied with the state construction code in place when the bedroom was finished;

(2) the dwelling is owner-occupied, a detached 1-4 family dwelling, or a townhome and the window in the existing bedroom is smaller than required by the current codes; and

(3) the change would compromise the structural integrity of the structure or could not be completed in accordance with current building code, including set-back and window well requirements.

Municipalities may regulate the style of window that is allowed in a bedroom; require that an existing window be openable; and require that the existing window not be reduced in size.

5. **Extension Throughout Structure.** A nonconforming use may be extended through the same building unless the extension involves a structural alteration. 10-9a-511(1)(b)

6. **Casualty.** The right to continue a nonconforming use or structure is not terminated by fire or other calamity:

a. That destroys a structure in whole or part;

b. Unless intentionally destroyed; or

c. Unless abandoned. 10-9a-511(3)(a); *Rock Manor Trust v. State Road Comm.,* 550 P.2d 205 (Utah 1976)

7. **Deterioration.** If the structure involved is allowed to deteriorate and rendered uninhabitable, the nonconforming use or noncomplying structure status may be terminated by the municipality if:

a. The structure is not restored within six months;

b. After written notice;

c. To the property owner;

d. That the structure is uninhabitable; and

e. That the nonconforming use or noncomplying structure status will be lost;

f. If not repaired or restored within six months. 10-9a-511(3)(b)(i)

8. **Demolition.** A nonconforming structure, or nonconforming use of a nonconforming structure, can be terminated if the owner has voluntarily demolished more than 50% of the non conforming structure or the building that houses the nonconforming use. 10-9a-511(3)(b)(ii)

9. **Burden.** The property owner has the burden of establishing legal existence unless the municipality has enacted an ordinance allowing a presumption of existence. Once established, the person claiming abandonment has the burden to prove abandonment. 10-9a-511(4)(a) and (b)

10. **Abandonment.** Abandonment of a nonconforming use may be presumed if:

a. A majority of the primary structure associated with the use has been voluntarily demolished without written prior agreement with the municipality to extend the use; or

b. The use has been discontinued for a minimum of a year; or

c. The primary structure associated with the use remains vacant for a year; 10-9a-511(4)(c)

d. A presumption of abandonment under 511(4)(c) may be rebutted by the owner who shall bear the burden of establishing that abandonment has not occurred; 10-9a-511(4)(d)

e. If the abandonment occurs because of the passage of time, one year minimum, even if the cessation of the use is involuntarily, the use is

terminated, based upon local ordinance. 10-9a-511(4)(c)(ii); *Rogers v. West Valley City,* 2006 UT App 302 (WVC statute said that after discontinuance of one year the use "shall" be considered abandoned)

11. **Schools.** A municipality may terminate a school use or structure if:

    a. The property or structure is abandoned for a period established by local ordinance; and

    b. The school is operated by a school district or charter school. 10-9a-511(5)

2.10 Schools and Land Use Regulations

1. **Exceptions to Regulation.** School districts, charter schools, counties, special district, and other political subdivisions of the state must conform to municipal land use ordinances (10-9a-305(1)) except that a municipality may not impose requirements for:

    a. Landscaping, fencing, aesthetics, construction methods or materials, building codes, building uses for educational purposes, or temporary classrooms; 10-9a-305(4)(a)

    b. Sidewalks or roadways:

        i. Not reasonably necessary for the safety of schoolchildren; and

        ii. Not on or contiguous to school property;

        iii. Unless required to connect an isolated school site to an existing roadway; 10-9a-305(4)(b)

    c. Any land use application fees; 10-9a-305(4)(c) *Bd. of Educ. of Jordan Sch. Dist. v. Sandy City Corp.,* 2004 UT 37

    d. Inspections of school construction or fees for inspection unless the school is unable to provide for inspections; 10-9a-305(4)(d)

    e. Impact fees not related to the specific impact of a school project; 10-9a-305(4)(e)

    f. Location of schools, except where there are unreasonable risks to health or safety; 10-9a-305(4)(f)

        i. A charter school is a permitted use in any zone;

        ii. Charter school land use applications are to be processed as first priorities;

        iii. Parking requirements for charter schools may not exceed those for other schools or institutions;

        iv. Charter schools may waive the setback distances from sexually oriented businesses and businesses which sell alcohol. 10-9a-305(8)

2. **Inspections.** Specific inspection regulations apply to school construction. 10-9a-305(6) and (7).

3. **School Sites.** School districts and charter schools shall coordinate the site of a school with the municipality to:

    a. Avoid traffic hazards;

    b. Consider impacts between the new school and future highways;

    c. Maximize school, student, and site safety. 10-9a-305(5)

4. **Land Use Fees.** A municipality may not impose land use fees upon a school district or charter school. *Bd. of Educ. of Jordan Sch. Dist. v. Sandy City Corp.,* 2004 UT 37; 10-9a-305(4)(c)

5. **Inspection Fees.** A municipality may not impose inspection fees upon a school district or charter school, unless the school district is unable to provide inspections by a qualified inspector other than by the architect or contractor. 10-9a-305(4)(d)

6. **Nonconformities.** A municipality may terminate a school use or structure of a school district or charter school if:

    a. The use is nonconforming; or

Subsection (1).

Amended by Chapter 231, 2012 General Session

10-9a-510 Limit on fees -- Requirement to itemize fees -- Appeal of fee -- Provider of culinary or secondary water.

(1) A municipality may not impose or collect a fee for reviewing or approving the plans for a commercial or residential building that exceeds the lesser of:

(a) the actual cost of performing the plan review; and

(b) 65% of the amount the municipality charges for a building permit fee for that building.

(2) Subject to Subsection (1), a municipality may impose and collect only a nominal fee for reviewing and approving identical floor plans.

(3) A municipality may not impose or collect a hookup fee that exceeds the reasonable cost of installing and inspecting the pipe, line, meter, and appurtenance to connect to the municipal water, sewer, storm water, power, or other utility system.

(4) A municipality may not impose or collect:

(a) a land use application fee that exceeds the reasonable cost of processing the application or issuing the permit; or

(b) an inspection, regulation, or review fee that exceeds the reasonable cost of performing the inspection, regulation, or review.

(5)

(a) If requested by an applicant who is charged a fee or an owner of residential property upon which a fee is imposed, the municipality shall provide an itemized fee statement that shows the calculation method for each fee.

(b) If an applicant who is charged a fee or an owner of residential property upon which a fee is imposed submits a request for an itemized fee statement no later than 30 days after the day on which the applicant or owner pays the fee, the municipality shall no later than 10 days after the day on which the request is received provide or commit to provide within a specific time:

(i) for each fee, any studies, reports, or methods relied upon by the municipality to create the calculation method described in Subsection (5)(a);

(ii) an accounting of each fee paid;

(iii) how each fee will be distributed; and

(iv) information on filing a fee appeal through the process described in Subsection (5)(c).

(c) A municipality shall establish a fee appeal process subject to an appeal authority described in Part 7, Appeal Authority and Variances, and district court review in accordance with Part 8, District Court Review, to determine whether a fee reflects only the reasonable estimated cost of:

(i) regulation;

(ii) processing an application;

(iii) issuing a permit; or

(iv) delivering the service for which the applicant or owner paid the fee.

(6) A municipality may not impose on or collect from a public agency any fee associated with the public agency's development of its land other than:

(a) subject to Subsection (4), a fee for a development service that the public agency does not itself provide;

(b) subject to Subsection (3), a hookup fee; and

(c) an impact fee for a public facility listed in Subsection 11-36a-102(16)(a), (b), (c), (d), (e), or (g), subject to any applicable credit under Subsection 11-36a-402(2).

(7) A provider of culinary or secondary water that commits to provide a water service required by a land use application process is subject to the following as if it were a municipality:

(a) Subsections (5) and (6);

(b) Section 10-9a-508; and

(c) Section 10-9a-509.5.

Amended by Chapter 200, 2013 General Session

10-9a-511 Nonconforming uses and noncomplying structures.

(1)
(a) Except as provided in this section, a nonconforming use or noncomplying structure may be continued by the present or a future property owner.
(b) A nonconforming use may be extended through the same building, provided no structural alteration of the building is proposed or made for the purpose of the extension.
(c) For purposes of this Subsection (1), the addition of a solar energy device to a building is not a structural alteration.
(2) The legislative body may provide for:
(a) the establishment, restoration, reconstruction, extension, alteration, expansion, or substitution of nonconforming uses upon the terms and conditions set forth in the land use ordinance;
(b) the termination of all nonconforming uses, except billboards, by providing a formula establishing a reasonable time period during which the owner can recover or amortize the amount of his investment in the nonconforming use, if any; and
(c) the termination of a nonconforming use due to its abandonment.
(3)
(a) A municipality may not prohibit the reconstruction or restoration of a noncomplying structure or terminate the nonconforming use of a structure that is involuntarily destroyed in whole or in part due to fire or other calamity unless the structure or use has been abandoned.
(b) A municipality may prohibit the reconstruction or restoration of a noncomplying structure or terminate the nonconforming use of a structure if:
(i) the structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six months after written notice to the property owner that the structure is uninhabitable and that the noncomplying structure or nonconforming use will be lost if the structure is not repaired or restored within six months; or
(ii) the property owner has voluntarily demolished a majority of the noncomplying structure or the building that houses the nonconforming use.
(c)
(i) Notwithstanding a prohibition in its zoning ordinance, a municipality may permit a billboard owner to relocate the billboard within the municipality's boundaries to a location that is mutually acceptable to the municipality and the billboard owner.
(ii) If the municipality and billboard owner cannot agree to a mutually acceptable location within 90 days after the owner submits a written request to relocate the billboard, the provisions of Subsection 10-9a-513(2)(a)(iv) apply.
(4)
(a) Unless the municipality establishes, by ordinance, a uniform presumption of legal existence for nonconforming uses, the property owner shall have the burden of establishing the legal existence of a noncomplying structure or nonconforming use.
(b) Any party claiming that a nonconforming use has been abandoned shall have the burden of establishing the abandonment.
(c) Abandonment may be presumed to have occurred if:
(i) a majority of the primary structure associated with the nonconforming use has been voluntarily demolished without prior written agreement with the municipality regarding an extension of the nonconforming use;
(ii) the use has been discontinued for a minimum of one year; or
(iii) the primary structure associated with the nonconforming use remains vacant for a period of one year.
(d) The property owner may rebut the presumption of abandonment under Subsection

(4)(c), and shall have the burden of establishing that any claimed abandonment under Subsection (4)(b) has not in fact occurred.

(5) A municipality may terminate the nonconforming status of a school district or charter school use or structure when the property associated with the school district or charter school use or structure ceases to be used for school district or charter school purposes for a period established by ordinance.

Amended by Chapter 205, 2015 General Session

10-9a-511.5 Changes to dwellings -- Egress windows.

(1) For purposes of this section, "rental dwelling" means the same as that term is defined in Section 10-8-85.5.

(2) A municipal ordinance adopted under Section 10-1-203.5 may not:

(a) require physical changes in a structure with a legal nonconforming rental dwelling use unless the change is for:

(i) the reasonable installation of:

(A) a smoke detector that is plugged in or battery operated;

(B) a ground fault circuit interrupter protected outlet on existing wiring;

(C) street addressing;

(D) except as provided in Subsection (3), an egress bedroom window if the existing bedroom window is smaller than that required by current State Construction Code;

(E) an electrical system or a plumbing system, if the existing system is not functioning or is unsafe as determined by an independent electrical or plumbing professional who is licensed in accordance with Title 58, Occupations and Professions;

(F) hand or guard rails; or

(G) occupancy separation doors as required by the International Residential Code; or

(ii) the abatement of a structure; or

(b) be enforced to terminate a legal nonconforming rental dwelling use.

(3) A municipality may not require physical changes to install an egress or emergency escape window in an existing bedroom that complied with the State Construction Code in effect at the time the bedroom was finished if:

(a) the dwelling is an owner-occupied dwelling or a rental dwelling that is:

(i) a detached one-, two-, three-, or four-family dwelling; or

(ii) a town home that is not more than three stories above grade with a separate means of egress; and

(b)

(i) the window in the existing bedroom is smaller than that required by current State Construction Code; and

(ii) the change would compromise the structural integrity of the structure or could not be completed in accordance with current State Construction Code, including set-back and window well requirements.

(4) Nothing in this section prohibits a municipality from:

(a) regulating the style of window that is required or allowed in a bedroom;

(b) requiring that a window in an existing bedroom be fully openable if the openable area is less than required by current State Construction Code; or

(c) requiring that an existing window not be reduced in size if the openable area is smaller than required by current State Construction Code.

Enacted by Chapter 205, 2015 General Session

10-9a-512 Termination of a billboard and associated rights.

(1) A municipality may only require termination of a

billboard and associated property rights through:
(a) gift;
(b) purchase;
(c) agreement;
(d) exchange; or
(e) eminent domain.
(2) A termination under Subsection (1)(a), (b), (c), or (d) requires the voluntary consent of the billboard owner.

Renumbered and Amended by Chapter 254, 2005 General Session

10-9a-513 Municipality's acquisition of billboard by eminent domain -- Removal without providing compensation -- Limit on allowing nonconforming billboards to be rebuilt or replaced -- Validity of municipal permit after issuance of state permit.
(1) As used in this section:
(a) "Clearly visible" means capable of being read without obstruction by an occupant of a vehicle traveling on a street or highway within the visibility area.
(b) "Highest allowable height" means:
(i) if the height allowed by the municipality, by ordinance or consent, is higher than the height under Subsection (1)(b)(ii), the height allowed by the municipality; or
(ii)
(A) for a noninterstate billboard:
(I) if the height of the previous use or structure is 45 feet or higher, the height of the previous use or structure; or
(II) if the height of the previous use or structure is less than 45 feet, the height of the previous use or structure or the height to make the entire advertising content of the billboard clearly visible, whichever is higher, but no higher than 45 feet; and
(B) for an interstate billboard:
(I) if the height of the previous use or structure is at or above the interstate height, the height of the previous use or structure; or
(II) if the height of the previous use or structure is less than the interstate height, the height of the previous use or structure or the height to make the entire advertising content of the billboard clearly visible, whichever is higher, but no higher than the interstate height.
(c) "Interstate billboard" means a billboard that is intended to be viewed from a highway that is an interstate.
(d) "Interstate height" means a height that is the higher of:
(i) 65 feet above the ground; and
(ii) 25 feet above the grade of the interstate.
(e) "Noninterstate billboard" means a billboard that is intended to be viewed from a street or highway that is not an interstate.
(f) "Visibility area" means the area on a street or highway that is:
(i) defined at one end by a line extending from the base of the billboard across all lanes of traffic of the street or highway in a plane that is perpendicular to the street or highway; and
(ii) defined on the other end by a line extending across all lanes of traffic of the street or highway in a plane that is:
(A) perpendicular to the street or highway; and
(B)
(I) for an interstate billboard, 500 feet from the base of the billboard; or
(II) for a noninterstate billboard, 300 feet from the base of the billboard.
(2)
(a) A municipality is considered to have initiated the acquisition of a billboard structure by eminent domain if the municipality prevents a billboard owner from:
(i) rebuilding, maintaining, repairing, or restoring a billboard structure that is damaged

by casualty, an act of God, or vandalism;
(ii) except as provided in Subsection (2)(c), relocating or rebuilding a billboard structure, or taking other measures, to correct a mistake in the placement or erection of a billboard for which the municipality has issued a permit, if the proposed relocation, rebuilding, or other measure is consistent with the intent of that permit;
(iii) structurally modifying or upgrading a billboard;
(iv) relocating a billboard into any commercial, industrial, or manufacturing zone within the municipality's boundaries, if:
(A) the relocated billboard is:
(I) within 5,280 feet of its previous location; and
(II) no closer than:
(Aa) 300 feet from an off-premise sign existing on the same side of the street or highway; or
(Bb) if the street or highway is an interstate or limited access highway that is subject to Title 72, Chapter 7, Part 5, Utah Outdoor Advertising Act, the distance allowed under that act between the relocated billboard and an off-premise sign existing on the same side of the interstate or limited access highway; and
(B)
(I) the billboard owner has submitted a written request under Subsection 10-9a-511(3)(c); and
(II) the municipality and billboard owner are unable to agree, within the time provided in Subsection 10-9a-511(3)(c), to a mutually acceptable location; or
(v) making the following modifications, as the billboard owner determines, to a billboard that is structurally modified or upgraded under Subsection (2)(a)(iii) or relocated under Subsection (2)(a)(iv):
(A) erecting the billboard:
(I) to the highest allowable height; and
(II) as the owner determines, to an angle that makes the entire advertising content of the billboard clearly visible; and
(B) installing a sign face on the billboard that is at least the same size as, but no larger than, the sign face on the billboard before its relocation.
(b) A modification under Subsection (2)(a)(v) shall comply with Title 72, Chapter 7, Part 5, Utah Outdoor Advertising Act, to the extent applicable.
(c) A municipality's denial of a billboard owner's request to relocate or rebuild a billboard structure, or to take other measures, in order to correct a mistake in the placement or erection of a billboard does not constitute the initiation of acquisition by eminent domain under Subsection (2)(a) if the mistake in placement or erection of the billboard is determined by clear and convincing evidence to have resulted from an intentionally false or misleading statement:
(i) by the billboard applicant in the application; and
(ii) regarding the placement or erection of the billboard.
(d) If a municipality is considered to have initiated the acquisition of a billboard structure by eminent domain under Subsection (2)(a) or any other provision of applicable law, the municipality shall pay just compensation to the billboard owner in an amount that is:
(i) the value of the existing billboard at a fair market capitalization rate, based on actual annual revenue, less any annual rent expense;
(ii) the value of any other right associated with the billboard structure that is acquired;
(iii) the cost of the sign structure; and
(iv) damage to the economic unit described in Subsection 72-7-510(3)(b), of which the billboard owner's interest is a part.

(3) Notwithstanding Subsection (2) and Section 10-9a-512, a municipality may remove a billboard without providing compensation if:

(a) the municipality determines:

(i) by clear and convincing evidence that the applicant for a permit intentionally made a false or misleading statement in the applicant's application regarding the placement or erection of the billboard; or

(ii) by substantial evidence that the billboard:

(A) is structurally unsafe;

(B) is in an unreasonable state of repair; or

(C) has been abandoned for at least 12 months;

(b) the municipality notifies the owner in writing that the owner's billboard meets one or more of the conditions listed in Subsections (3)(a)(i) and (ii);

(c) the owner fails to remedy the condition or conditions within:

(i) except as provided in Subsection (3)(c)(ii), 90 days following the billboard owner's receipt of written notice under Subsection (3)(b); or

(ii) if the condition forming the basis of the municipality's intention to remove the billboard is that it is structurally unsafe, 10 business days, or a longer period if necessary because of a natural disaster, following the billboard owner's receipt of written notice under Subsection (3)(b); and

(d) following the expiration of the applicable period under Subsection (3)(c) and after providing the owner with reasonable notice of proceedings and an opportunity for a hearing, the municipality finds:

(i) by clear and convincing evidence, that the applicant for a permit intentionally made a false or misleading statement in the application regarding the placement or erection of the billboard; or

(ii) by substantial evidence that the billboard is structurally unsafe, is in an unreasonable state of repair, or has been abandoned for at least 12 months.

(4) A municipality may not allow a nonconforming billboard to be rebuilt or replaced by anyone other than its owner or the owner acting through its contractors.

(5) A permit issued, extended, or renewed by a municipality for a billboard remains valid from the time the municipality issues, extends, or renews the permit until 180 days after a required state permit is issued for the billboard if:

(a) the billboard requires a state permit; and

(b) an application for the state permit is filed within 30 days after the municipality issues, extends, or renews a permit for the billboard.

Amended by Chapter 170, 2009 General Session
Amended by Chapter 233, 2009 General Session

10-9a-514 Manufactured homes.

(1) For purposes of this section, a manufactured home is the same as defined in Section 15A-1-302, except that the manufactured home shall be attached to a permanent foundation in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with the applicable building code. All appendages, including carports, garages, storage buildings, additions, or alterations shall be built in compliance with the applicable building code.

(2) A manufactured home may not be excluded from any land use zone or area in which a single-family residence would be permitted, provided the manufactured home complies with all local land use ordinances, building codes, and any restrictive covenants, applicable to a single family residence within that zone or area.

(3) A municipality may not:

(a) adopt or enforce an ordinance or regulation that treats a proposed development that includes manufactured homes differently than one that does not include manufactured homes; or

(b) reject a development plan based on the fact that the development is expected to contain

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MAIN STREET NEIGHBORHOOD FORM-BASED CODE

MIDVALE, UTAH

Prepared by VODA Landscape + Planning

www.vodaplan.com

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1.0 THE MAIN STREET NEIGHBORHOOD

1.1 THE MAIN STREET NEIGHBORHOOD

The Form-Based Code (FBC) for the Main Street district was developed in response to the City's previous planning projects. The 2016 General Plan (GP) identifies the neighborhood as one of the City's "opportunity areas." The Main Street Small Area Plan (SAP) was adopted in 2018 to further define what those opportunities are, develop more specific goals, and provide strategic projects to achieve those goals. Creating and adopting an FBC for the Main Street area is one of those strategic projects.

The FBC district is located in a unique place near the western edge of the City limits and between the recent Bingham Junction developments and the I-15 and railway corridor. It incorporates the historic Main Street, surrounding light industrial and commercial properties, and the Bingham Junction TRAX station. The FBC district boundary is shown in Figure 1.01.



Figure 1.01 - Main Street form-based code district boundary

1.2 GOALS

The goals for the future of the Main Street neighborhood are presented in both the GP and SAP. These goals were developed over several years through various planning processes that included input from local residents, business and property owners, elected



Figure 1.02 - Historic photo of Midvale's Main Street, north view from Center Street

and professional members of the City government, and professional planning consultants.

The many goals for the Main Street neighborhood can be combined into one objective: create a vibrant walkable town center. The individual goals include improved connectivity to the surrounding areas and TRAX station, bikeway connections, human scale walkable development, both preserve the historic character of Main Street and promote new development, greater use diversity, support existing businesses and attract new investment, strengthen residential areas, and improve neighborhood identity.

When implemented well, FBCs have been shown to produce more reliably predictable outcomes than traditional land use zoning. When preferred development goals are identified, an FBC can be customized to achieve the desired results. This FBC has been written and designed to meet the specific goals for the future of Midvale's Main Street neighborhood.



Figure 1.03 - Holden Street, south view from across the street from city hall, 2018

1.3 HISTORY AND EXISTING CONDITIONS

Midvale City, formerly known as Bingham Junction, was established at an important railroad crossing and became a center of mining industries. From 1871 to 1987 several different companies operated a number of smelters, refineries, and mills just west of Main Street. These operations processed copper, lead, zinc, arsenic, silver, and cadmium from ores that originated from mines in both the Bingham and Little Cottonwood canyons. The Main Street neighborhood sprang up directly adjacent to these extensive ore industries and became the thriving downtown of Midvale City.

Since the height of the Midvale's mining industry, the Main Street neighborhood has faced significant challenges. Main Street is no longer the commercial and social center of the City. It was incrementally isolated by the construction of I-15, freight and commuter railways, and the contaminated land left behind by the smelters.

Recent changes have added new value and activity to the neighborhoods around Main Street. The large Bingham Junction commercial and residential development on the previously contaminated smelter land, the TRAX light rail commuter station, and new buildings in the area, including City Hall, have given the neighborhood momentum for improvement. Recent planning efforts are guiding this momentum to produce a thriving town center type of neighborhood.

2.0 FORM DISTRICTS

2.1 FORM DISTRICTS

A. FORM DISTRICT TYPES

This FBC defines two distinct types of form districts:

1. Main Street (MS)
2. Town Center Core (TCC)

Sections 2.2-2.3 provide descriptions and example images for each form district.

B. FORM DISTRICT MAP

Figure 2.02 is the form district map. This map indicates the form district designation for all of the parcels within the FBC area. Form district designations are made based on the geographic location of each parcel and the relationships between adjacent form districts and streets.

1. Most of the **district boundaries** between different form districts are drawn along existing parcel lines.
   (a) **Changes to form district designation** for parcels along a form district boundary may be considered for approval by City planning staff only if parcels on both sides of the boundary are to be developed as part of the same lot.
      (i) Form district boundaries may deviate from parcel boundaries if the new form district boundary is clearly indicated and dimensioned on a site plan and is approved by the City planning staff.
      (ii) It is important to maintain the Main Street (MS) form district designation along both sides of Main Street, as shown in Figure 2.02. Any changes to an MS district boundary shall not remove the MS district designation from the Main Street frontage of a lot. All building facades along Main Street shall meet the use, frontage, and building type requirements of the MS form district.



Figure 2.01 - Rendering of Town Center Core type development along Holden Street



Figure 2.02 - Form district map

2. **Form district boundaries that are not drawn along existing parcel lines** have been drawn in anticipation of future changes in development patterns.
   (a) This type of **form district boundary is subject to change** as future redevelopment occurs. Changes shall fit new parcel lines, not significantly change the size of the form district, and are to be made by city planning staff.
   (b) **For parcels containing multiple form district designations,** those designations within the parcel may be changed, subject to city planning staff approval, as part of the preliminary application process.
   (c) **Buildings may cross form district boundaries** but are subject to the design requirements of each district in which each portion of the building is located.

C. FORM DISTRICT AND CORRELATED FBC SECTIONS

The form district is one of the central organizing regulations within the FBC. Figure 2.03 shows the relationships between the major FBC regulations. These relationships take the form of permission and limitations for different combinations of the regulation parameters.

D. BUILDING TYPE AND USE IN EACH FORM DISTRICT

Tables 2.01-2.02 describe the relationships between use, building type, and each form district. These tables compile information found in other sections of the FBC and are presented in this chapter as a quick reference between the permissions/limitations regarding use, building type, and the form district map.

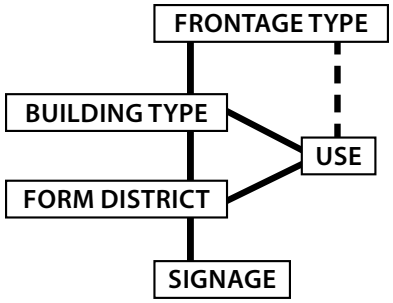


Figure 2.03 - Correlations between the major FBC regulations and requirements

2.2 MAIN STREET DISTRICT (MS)

The unique character of Midvale's Main Street distinguishes it from the other streets in both the neighborhood and the City. Because of these distinctions, the goals for the MS form district differ from the other districts. The primary purpose of the MS district is to preserve and promote the building forms, historic character, and experience of the traditional main street.

The district boundary is drawn to include all land parcels that are adjacent to the Main Street right-of-way. This boundary allows the form of the entire street to be guided by the same form standards. This will build up a street that is continuously cohesive in its form, maintains the character of a traditional main street, and is legible as the City's historic Main Street.

The Main Street street type is unique to the MS district. This street type provides public space with the characteristics that are compatible with the existing and historic buildings and a pedestrian oriented main street experience. Shared bike lanes along Main Street introduce additional connections and people.

Uses permitted in the MS district are compatible with both the permitted building types and with an active town center that serves the needs of local residents. Residential uses will help activate the MS district.

The primary frontage along Main Street ensures that buildings front directly on the street. This provides the spatial relationship between buildings and the street that supports the pedestrian nature and active use goals for the MS district.

Table 2.01 - Main Street District: Permitted Uses by Building Type and Floor Designation

USE	BUILDING TYPE			
	GENERAL	LIMITED BAY	ROW	CIVIC
1. Residential & Lodging	G+U	Not Permitted	G+U	N
2. Civic	G+U		N	G+U
3. Retail	G		G+U	N
4. Service	G		G+U	N
5. Office & Industrial	G+U		G+U	N

G+U = Ground Floor and Upper Floors | N = Not Permitted
G = Ground Floor Only | U = Upper Floors Only

2.3 TOWN CENTER CORE DISTRICT (TCC)

The primary purpose of this district is to guide development and redevelopment that will provide the physical and spatial forms that support a walkable, vibrant, and attractive town center. This expands the town center style development from Main Street to the greater neighborhood.

The TCC district is the largest district in the FBC area. The boundary is drawn to include properties along the major streets (Holden St./700 W., and Center St.), and parcels adjacent to those street fronting properties. This guides future development and redevelopment that concentrates along these major streets and creates a town center neighborhood, rather than just a Main Street.

The street hierarchy is evident within the TCC district, which includes all three types of streets. These street types are complemented with frontage types that create a hierarchy of smoothly transitioning street/building spatial relationships.

Redevelopment in the TCC district provides an opportunity to build new streets that provide the much needed connection across Holden Street. This increased connectivity supports multiple modes of transportation.

The TCC district accommodates most diversity of uses and building forms. This allows for more modern types of development, larger buildings, a wider range of styles, and a use mix that supports a thriving town center.

Table 2.02 - Town Center Core District: Permitted Use by Building Type and Floor Designation

USE	BUILDING TYPE			
	GENERAL	LIMITED BAY	ROW	CIVIC
1. Residential & Lodging	G+U	G+U	G+U	N
2. Civic	G+U	N	N	G+U
3. Retail	G	G	G+U	N
4. Service	G	G+U	G+U	N
5. Office & Industrial	G+U	G+U	G+U	N

G+U = Ground Floor and Upper Floors | N = Not Permitted
G = Ground Floor Only | U = Upper Floors Only

3.0 USE

3.1 GENERAL REQUIREMENTS

A. GENERAL PROVISIONS

The following provisions apply to the uses outlined in this section:

1. **Permitted Mixed-Uses.** Individual buildings may contain more than one use. Use can vary between ground and upper floors of a building.
2. **Form District Permissions.** Within each form district, each use is either permitted by right (with some uses limited to upper floors only) or is not permitted.
3. **Building Type Permissions.** Each use shall be located within a permitted building type on a permitted floor. See Section 6.0
4. **Indoor/Outdoor.** Each use may have both indoor and outdoor facilities, unless otherwise specified.

B. ORGANIZATION

Uses are grouped into general categories and subcategories. See Table 3.01

If a proposed use is not listed in the use tables, the following shall apply:

1. **Unlisted Similar Use.** If a use is not listed but is similar in nature and impact to a use permitted within a form district, the City may interpret the use as permitted.
   (a) The unlisted use will be subject to any development standards applicable to the similar permitted use.
2. **Unlisted Dissimilar Use.** If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a form district that is permitted, the use is not permitted and may only be approved through an amendment of this code.

C. USE TABLE

Table 3.01 outlines the uses in each form district as permitted by one of the following four designations:

1. **Permitted.** These uses are permitted by right and indicated with a "P" in the table.
2. **Permitted in Upper Stories Only.** These uses are permitted, by right, but only in upper stories of a building, i.e. not in the ground floor. They are indicated with a "U" in the table.
3. **Special Use Permit.** These uses are permitted only when a special use permit has been approved by the city planning staff. They are indicated with a "SUP" in the table.
4. **Not Permitted.** These uses are not permitted and are indicated by a "N" in the table.

Table 3.01 - Use by Form District		
USE CATEGORY	**FORM DISTRICT**	
	MS	**TCC**
RESIDENTIAL & LODGING		
1. Residential	P	P
2. Hotel & Inn	P	P
3. Residential Care	N	U
CIVIC & INSTITUTIONAL		
4. Assembly (Public & Private)	P	P
5. Transit Station	P	P
6. Medical/Dental Clinic	P	P
7. Library/Museum/Post Office	P	P
8. Police & Fire	N	P
9. School	U	U
RETAIL		
10. General Retail	P	P
11. Neighborhood Retail	P	P
12. Drive Through	N	N
13. Itinerant Merchants	P	P
SERVICE		
14. General Service	P	P
15. Neighborhood Service	P	P
OFFICE & INDUSTRIAL		
16. Office/Professional	P	U
17. Craftsman/Industrial	N	P
ACCESSORY USES		
18. Home Occupation	P	P
19. Attached Parking Structure	P	P
20. Storage Building/ Carport	P	P
SITE USES		
21. Utility/Infrastructure	P	P
22. Parking Lot	P	P
23. Detached Parking Structure	P	P
24. Open Space	P	P

P = Permitted | U = Permitted in Upper Stories Only

| N = Not Permitted

3.2 SPECIFIC USE RESTRICTIONS

A. ITINERANT MERCHANTS

1. **General Requirements**

(a) The city shall not issue a business license for an itinerant merchant unless the following general and applicable specific criteria are demonstrated as part of the business license application:

(b) **Location on Private Property.** The business and any activity associated therewith must be located on private property and only as a secondary use to another primary commercial use. The business shall not be located on public property (including public sidewalks, public streets, public parking areas or other public places as defined by the city) or on vacant or residentially used property, regardless of the zoning district.

(c) **Impervious Surface.** The business must be located on a hard surface with no portion of the business located in a landscaped or unimproved area.

(d) **Setbacks.** The business must be located a minimum of 5'-0" from combustible walls, roof eave lines, awnings, etc.; 10'-0" from any building openings (i.e., doors, windows, vents, etc.); and 5'-0" from any fire hydrant, driveway, handicapped parking space and loading area. Space for queueing shall be provided on private property,

(e) **Lease.** There must be a valid lease or written permission from the private property owner expressly allowing the use of property for the business that is the subject of this section. The merchant shall demonstrate the ability to utilize an existing restroom facility on or nearby the property.

(f) **Traffic Safety.** The business location shall not impede auto and/or pedestrian traffic or create auto/pedestrian conflicts. Private sidewalk clear widths shall not be reduced below 5'-0" and the itinerant business shall not interfere with the internal parking lot circulation.

(g) **Power.** All electrical wiring must be in compliance with the National Electrical Code and approved by the Midvale City Building Department. Extension cords and generators are prohibited.

(h) **Temporary Only.** All aspects of the business shall be temporary in nature with no permanent facilities constructed on site, with the exception of the required permanent power source.

(i) **Maintenance.** The area around the business shall be kept clean and orderly. A trash receptacle shall be provided for patrons. The merchant is responsible to clean up all trash, litter, spills, etc., within a minimum 20'-0" radius of the business.

(j) **Business Conduct.** The business may not solicit or conduct business with persons in motor vehicles or use any flashing lights, noise, sound or other motion-producing devices to attract attention to its operation.

(k) Regulatory Compliance. All applicable local and state regulations (i.e., food permit, tax numbers, registration, etc.) shall be met.

(l) Business License. All requirements of Chapter 5.14 of the Midvale Municipal Code shall be met.

(m) Site Plan. A site plan, drawn to scale, showing the exact location of the itinerant merchant (including all components of the business) with setbacks to buildings, sidewalks, roadways, driveways, parking, fire hydrants, and other important features shall be provided. A photograph or illustration showing components of the business, including cart and awning dimensions, trash receptacles, coolers, signage, electrical plans, etc., shall be provided, as well as other information required to show compliance with the applicable requirements contained herein.

2. **Specific Requirements**

(a) Each business license application for a vending cart must comply with the following:

(i) There shall be a minimum separation of 200'-0" between all vending cart locations. This separation shall be measured

as a radius in all directions, with the vending cart location being the center point.

(ii) The vending cart must be located no closer than 30'-0" from a single family residential zone.

(iii) Any vending cart selling food items shall not be located within 200'-0" of the primary public entrance of an existing restaurant use. The exception to this is an existing restaurant is allowed to operate a vending cart within this area, provided all other provisions of this section are satisfied.

(iv) The vending cart shall be constructed of surface materials that are primarily stainless steel and in accordance with the Salt Lake Valley Health Department regulations. Transparent, plastic sides may be extended above the cart's preparation/ counter surface, provided these sides do not extend beyond the width or length of the cart and 3'-0" above the preparation counter/ surface, if it is kept clean, and is free of signage and other attachments. The vending cart shall not exceed a width of 4'-0" and a length of 6'-0" (a hitch may extend a maximum of 2'-0" beyond the length of the cart). The maximum height of the vending cart, excluding canopies or umbrellas, shall be 5'-0". A vending cart may include a built in canopy provided it does not extend more than 3'-0" beyond the width of the cart on each side and any extension beyond the cart width is a minimum of 7'-0" above the parking lot surface. This canopy shall be an earth tone color or be finished stainless steel.

(v) The vendor shall be limited to three stacked coolers (the footprint of each cooler shall not exceed 3.75 sq. ft. in size), one trash receptacle, one chair, and a freestanding umbrella (not to exceed a 6'-0" diameter) external to the vending cart. All other freestanding devices, i.e., signs, propane tanks, tables, racks, customer seating, overhead structures (i.e., tarps, enclosures, canopy extensions), etc., are prohibited. The freestanding umbrella shall be an earthtone color, and, if extending beyond the front and side edges of the cart, must be a minimum of 7'-0" above the ground surface.

(vi) Signage shall be attached to the vending cart and occupy no more than 4 sq. ft. on the street facing side of the cart. Signs shall not be internally illuminated or make use of flashing or intermittent lighting or animation devices. Pennants, streamers, lawn banners and other temporary

signs are prohibited.

(vii) A portable fire extinguisher, Type 2A-10 BC minimum, must be mounted within easy reach on the vending cart.

(viii) All aspects of the business shall be moved on and off the premises each day of operation. No overnight parking or outdoor storage is allowed. Any vending cart selling food items must be cleaned and stored at a commissary approved by the Salt Lake Valley health department.

(ix) The vending cart and all related business items shall be maintained in good condition and repair at all times.

(x) The business shall be conducted only between the hours of 6 a.m. and 10 p.m.

B. MEDICAL CANNABIS

1. Medical Cannabis Pharmacies are permitted uses in all form districts with the following conditions:

(a) Not permitted within 200'-0" of a public or private school, a licensed child-care facility or preschool, a church, a public library, a public playground, or a public park, as measured from the nearest entrance to the cannabis pharmacy by following the shortest route of ordinary pedestrian travel to the property boundary of the specific use.

(b) Not permitted within 600'-0" of an area zoned primarily for residential use, as measured from the nearest entrance to the cannabis pharmacy by following the shortest route of ordinary pedestrian travel to the property boundary of the residential area.

(c) Applicant must provide a description of the physical characteristics of the proposed facility, including a site plan, floor plan, architectural elevations, and a security plan. Fencing and security devices must comply with applicable city requirements.

(d) Where allowed by State law, signage is subject to the applicable form district signage requirements.

C. RETAIL TOBACCO SPECIALTY BUSINESSES

1. Retail tobacco specialty related uses are permitted in all form districts with the following conditions:

(a) Not permitted within 1,000'-0" of a community location; within 600'-0" of another retail tobacco specialty business; within 600'-0" of an existing residential use, as measured in a straight line from the nearest entrance of the retail tobacco specialty business to the nearest property boundary of a location described above without regard to intervening structures or form districts.

D. OUTDOOR DINING

1. Each application for an outdoor dining use shall comply with the following:

(a) The dining area shall be located

on private property or leased public property and does not diminish parking or landscaping.

(b) The dining area shall not impede pedestrian circulation.

(c) The dining area shall not impede emergency access or circulation.

(d) The outdoor furnishings shall be compatible with the streetscape and associated building.

(e) No music or noise shall be in excess of the city noise ordinance, Section 8.01.070. Outdoor music shall not be audible off premises.

(f) No use after 10:30 p.m. and before 7:00 a.m.

(g) No part of the outdoor dining area shall be located within 100'-0" of any existing residential use (measured from the edge of the outdoor dining area to the closest property line of the residential use), unless the residential use is part of a mixed use building or the outdoor dining area is separated from the residential use by a commercial building.

(h) Cooking facilities shall be located within the primary building. No cooking utilities, including grills, shall be permitted in the outdoor dining area.

(i) The outdoor dining area shall be kept in a clean condition and free of litter and food items which constitute a nuisance to public health, safety and welfare.

E. PAWN SHOPS

1. Display areas are limited to those shown on the approved site plan and may not exceed a combined 100 sq. ft. in size.

F. TELECOMMUNICATIONS FACILITY

1. Telecommunications facilities are an administrative conditional use and require approval from city planning staff. These requirements apply to both commercial and private low-power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems. Each application for a telecommunications facility shall comply with the following:
2. Wall-Mounted Antenna. Two types of wall-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas mounted directly on existing parapet walls, penthouses, or mechanical equipment rooms are considered a wall-mounted antenna if no portion of the antenna extends above the roofline of the building or extends no more than 4'-0" horizontally from the face of the building. Whip antennas are not allowed on a wall-mounted antenna structure. Antennas, equipment, and the supporting structures shall be selected to achieve architectural compatibility with the host structure to which they are attached.

(a) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

(i) The planning commission shall review and may

grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

(ii) Area Limitations for Stealth Wall-Mounted Antennas. The total area for all stealth wall-mounted antennas and supporting structures combined shall not exceed 5% of any exterior wall of the building. Stealth wall-mounted antennas may occupy a maximum of 4 walls. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

(b) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility, the nature of the surrounding land uses, and is not visible from public vantage points.

(i) Area Limitations for Non-Stealth Wall-Mounted Antennas. The total area for all non-stealth wall-mounted antennas and supporting structures combined shall not exceed 40 sq. ft. for each exterior wall of the building or a total of 160 sq. ft. per building. The total calculated area is the sum of each individual antenna and the visible portion of the supporting structure as viewed when looking directly at the face of the building.

3. Roof-Mounted Antenna. Two types of roof-mounted antennas are allowed: stealth-mounted and non-stealth-mounted. Antennas, equipment, and the supporting structures shall be selected to achieve architectural compatibility with the host structure to which they are attached. Roof-mounted antennas are an allowed use only on a flat roof and shall be screened, constructed and painted to match the structure to which they are attached. The planning commission shall review and may grant approval to place roof-mounted stealth antennas on a pitched roof if the antenna(s) are compatible with the existing structure. Roof-mounted antennas may be mounted on existing penthouses or mechanical equipment rooms if the antennas and antenna support structures are enclosed or visually screened from view.

(a) Stealth facilities shall be designed to substantially conceal and camouflage the antennas and associated equipment.

(i) Antennas shall be mounted at least 5'-0" behind any parapet wall or from the exterior wall of the building. The maximum height of an antenna mounted between 5'-0" and 10'-0" behind a parapet or exterior wall shall be directly proportional to the setback distance, and may not exceed a height of 10'-0" above the top of the parapet wall or roof line of the building.

(ii) The planning commission shall review and may grant approval for any new antenna(s) that require construction of a new screening wall. New screening wall(s) shall be in harmony with the structure's mass, architectural features, and overall aesthetics. Architectural and structural renderings, three-dimensional representation, line-of-sight diagrams, photo simulations, and/or building elevations of the proposed modifications may be required to effectively demonstrate the requested changes meeting the intent of this chapter.

(b) Non-stealth facilities shall only be considered in locations in which adverse visual impacts are not a substantial concern due to the location of the facility and the nature of the surrounding land uses.

G. HOME OCCUPATION

Each application for a business license for a home occupation shall include the owner's covenant that the proposed use:

(a) Shall not include outdoor storage, outdoor display of merchandise, nor parking/storage of any vehicle in excess of twelve thousand pounds gross vehicle weight;

(b) Shall not include identifying signage in excess of a two square foot name plate attached to the dwelling;

(c) Is limited to the on-site employment of immediate family who occupy the dwelling (this criteria is not intended to limit the number of employees who are engaged in business for the home occupation but work off-premises);

(d) Shall not alter the residential character or appearance of the dwelling;

(e) Shall not occupy more than twenty-five percent of the main floor of the dwelling nor any portion of any garage or outbuilding located on the property in which the use is conducted;

(f) Shall not generate business-related vehicular traffic in excess of three vehicles per hour;

(g) Shall not cause a demand for municipal services in excess

of that associated with normal residential use;

(h) Shall be enclosed within a structure in complete conformity with current building, fire, electrical and plumbing codes;

(i) Is not a mortuary, animal hospital, kennel, clinic, hospital, RV storage yard, junkyard, auto repair service, commercial stable or sexually oriented business.

H. PROHIBITED USES

The following uses are prohibited throughout all form districts:

1. Sexually Oriented Businesses
2. Auto-Related Uses
3. Medical Cannabis Production Establishment
4. Outdoor Storage

4.0 STREET TYPES

4.1 GENERAL REQUIREMENTS

A. INTENT

The standards outlined in this section are intended to:

1. Create complete streets that address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic.
2. Address all features of the street right-of-way, including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
3. Extend, where applicable, the existing logical and comprehensible system of streets and street names that result in a simple, consistent and understandable pattern of blocks, lots, and house numbers.
4. Provide adequate access to all lots for vehicles and pedestrians.
5. Create streets that are appropriate for their context in each of the form districts and are designed to encourage travel at appropriate volumes and speeds.
6. Create streets and public rights-of-way that aid in the safe and efficient management of stormwater runoff.

B. APPLICABILITY

The standards in this section apply to all vehicular rights-of-way within the Main Street FBC area. The majority of implementation activities will occur when an existing street is rebuilt or a new street is built.

C. GENERAL REQUIREMENTS

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular rights-of-way.

1. All new vehicular rights-of-way shall match one of the street types as described in Sections 4.4 - 4.6, whether publicly dedicated or privately held.
2. All streets shall be available for public use at all times, except when closed by the city. Gated streets and streets posted as private are not permitted except when closed by the city.

D. STREET CONSTRUCTION SPECIFICATIONS

All construction in the right-of-way shall follow specifications defined by the City.



Figure 4.01- Street type rendering example

The street standards within this section are intended to be minimum requirements. The City may use alternative designs when reconstructing streets provided the general intent of street construction specifications of the neighborhood is maintained.

4.2 GENERAL STREET TYPE STANDARDS

A. STREET TYPES

Street types defined in this section outline the acceptable street configurations for the FBC district.

The street type map for the Main Street FBC district is shown in Figure 4.02. Solid lines indicate existing streets and dotted lines indicate potential new streets.

1. Street type configurations are to be implemented **when reconstructing existing streets or building new streets.**
   (a) The **City may require changes** to the right-of-way, pavement width, or additional street elements depending on unique site characteristics.
   (b) The City may permit modifications to street widths and required improvements. Any modifications shall be approved by the Community Development Director in consultation with the City Engineer, Public Works Director, and Fire Marshal.
   (c) The **potential new streets** provide the critical connectivity to the land west of Holden Street and realign existing streets in the northeast section for increased connectivity and efficiency.
      (i) These potential streets are not formally proposed but illustrate how future streets can meet the connectivity and access needs of future developments, regardless of when those developments occur.
2. The **hierarchy of street types**, from the most major to the most minor street type is:
   (a) Main Street
   (b) Major Commercial Street
   (c) Minor Commercial Street

B. GRAPHICS

The graphics in this document are samples of recommendations that illustrate a configuration of each street type. Exact cross-sections are subject to City review and approval. Examples in this chapters are drawn in detail for clarification purposes only. When applying the described standards to actual streets other configurations are possible.

C. TYPICAL STREET ELEMENTS

Typical elements of a right-of-way are divided into vehicular and pedestrian realms. Generally, the vehicular realm will be designed and controlled by the city. The pedestrian realm will be designed and improved by property owners, in coordination with the city.

1. The **vehicular realm** is the space between the curbs on both sides of a street. It is comprised of travel lanes, parking lanes, turn lanes, transit stopping areas, bike lanes, and medians.
2. The **pedestrian realm** is the space between the back of a street curb and the property line of the adjacent

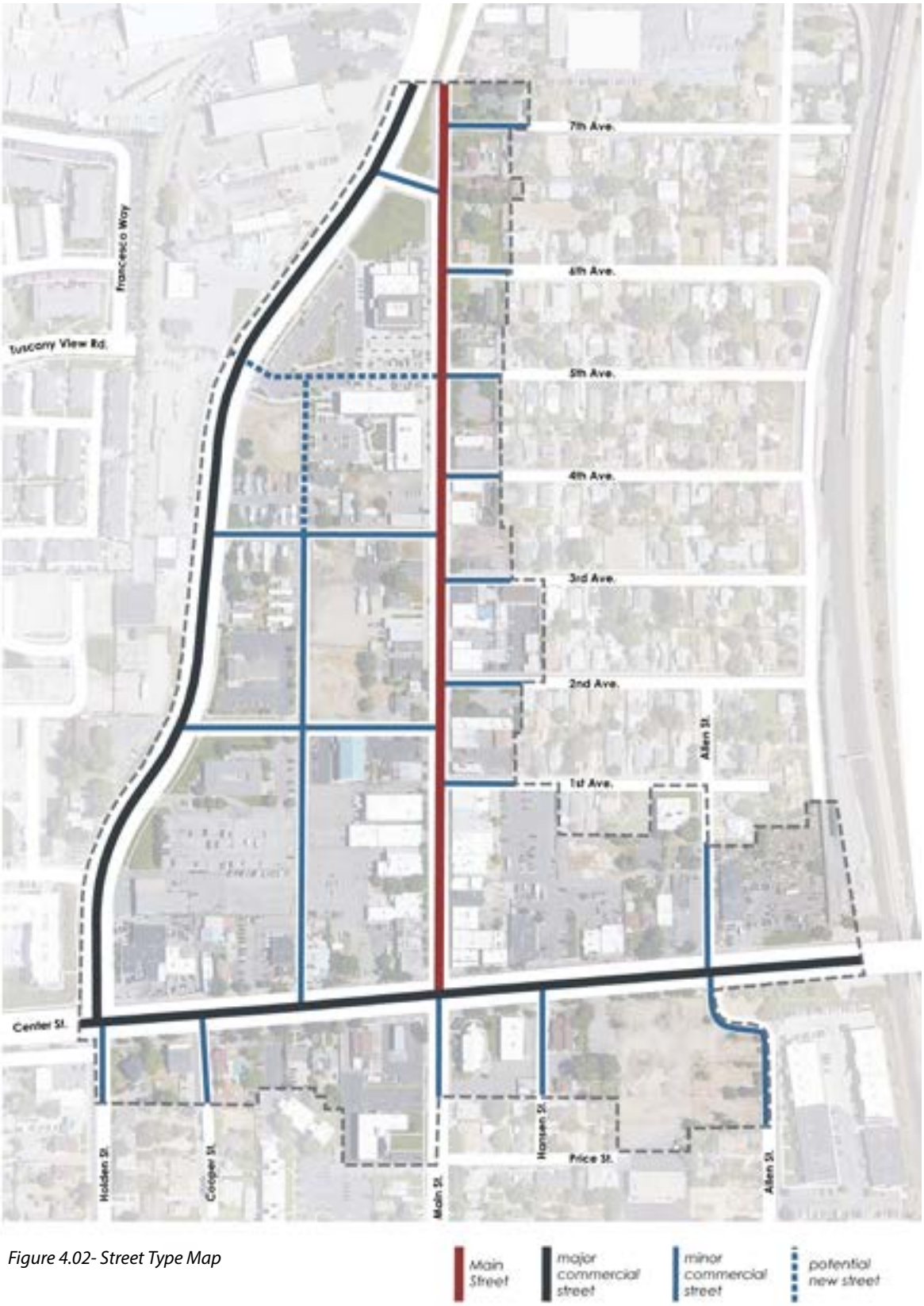


Figure 4.02- Street Type Map



Figure 4.03 - Truck loading space sign

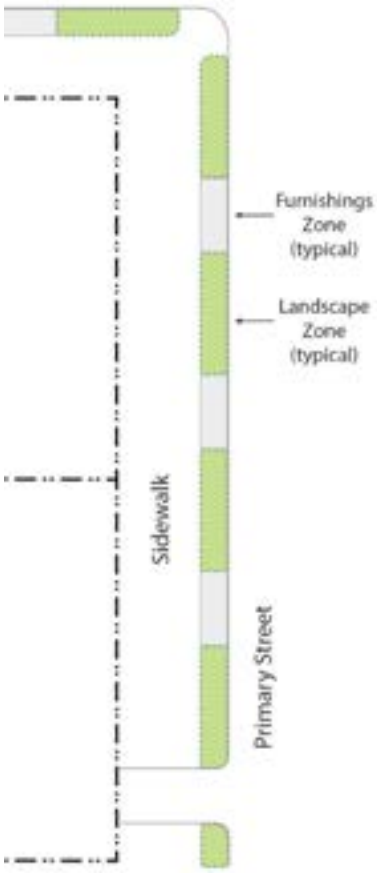


Figure 4.04 - Pedestrian realm landscape and furnishings zones diagram. Not to scale.

parcel. It subdivided into two spaces, the park strip and the sidewalk. The sidewalk is the paved area along the edge of the right-of-way. Sidewalks are designed for the movement of pedestrian traffic along the street and pedestrian access to buildings. The park strip is the space between the sidewalk and the curb. It acts as a buffer area between the sidewalk and street. Park strips can be used in two different ways, described as two use zones, the landscape zone and furnishings zone. These two use zones are intermixed along each street based on the street type requirements.

(a) The **landscape zone** is where the park strip is unpaved and landscaped with ornamental plants, mulch, and/or street trees. It may also include swales, lighting, public art, and signage.

(b) The **furnishings zone** is a paved portion of the park strip. It is designed for the pedestrian uses that would block the movement of pedestrian traffic in the sidewalk, such is sitting and gathering. Furnishings zones man include street trees in grates, street furniture, lighting, signage, bicycle parking, bollards, public art, and transit stops.

D. VEHICULAR TRAVEL LANES

The number and width of vehicular travel lanes, parking lanes, and bike lanes are determined by the street type.

E. BICYCLE LANES

The following types of bicycle accommodations are permitted in the vehicular zone per street type standards:

1. **Dedicated bicycle lanes** are striped lanes on the outside of the outermost travel lane and are designated for bicycle use only. This lane typically occurs on both sides of the street and shall be 5'-0" wide. The width of any adjacent gutters shall not be included in the bike lane width.
2. **Marked shared lanes** are shared by both vehicular and bicycle traffic and are indicated by the shared arrow or "sharrow" symbol, a directional arrow painted on the pavement (see Figures 4.05 and 4.06). Marked shared lanes are typically wider than a standard vehicular travel lane and should be a minimum of 13'-0" wide.
3. **Unmarked shared lanes** refers to streets without any marked bicycle lanes that have traffic speeds and enough space for cyclists to safely ride along. Without designations, markings, or signage these are essentially determined by each individual cyclist, are unregulated, and aren't actual "lanes." The designation is not very meaningful outside of planning discussions.

F. TRANSPORTATION FACILITIES

Transportation facilities include those for public transit and delivery trucks.

1. **Public transit facilities** should be included at each bus stop and TRAX station according to the following criteria:

(a) Public transit facilities are **located in the furnishings zone** of the park strip and may include loading areas, landings, ramps, transit shelters, benches, lighting, pedestrian clear zones, and all other reasonable accommodations.

(b) All public transit facilities shall be **coordinated** with the UTA.

2. **Truck loading spaces** (TLS) provide on-street short term loading spaces for delivery trucks to prevent them from parking in travel lanes and pedestrian areas.

(a) Each TLS must be **located** in and fit within the width of an on-street parking lane. Street types without on-street parking lanes may not have any TLSs.

(b) TLS **pavement markings** should clearly define the size of the TLS and be adequate to accommodate the length of a typical delivery vehicle. This may require a longer space than the standard on-street parking space.

(c) **Signage** at each TLS shall clearly post the maximum time that a delivery vehicle may occupy the space and the times of day and days of the week when the TLS is reserved for delivery vehicle loading activities. The sign should also indicate that regular on-street parking is allowed during non-loading times.

(d) The **number and location** of each TLS should be determined by city staff and based on the demand for loading space adjacent to existing buildings and uses. The specific location of each TLS shall be indicated on the street and/or streetscape plans for each street.

G. ON-STREET PARKING

On-street parking requirements and permissions are determined by street type.

H. STREETSCAPE LANDSCAPING

1. **Streetscape designs** shall be prepared for each street as part of a new or reconstructed street.

(a) Streetscape design plans shall be **prepared by a landscape professional** such as a landscape architect or certified landscape designer.

(b) Whether a proposed development includes one or both sides of the street, streetscape plans must provide a **consistent streetscape along the length of the street**.

(c) Streetscape plans shall meet the requirements in the **pedestrian realm section** of the applicable street type requirements table.

(i) The streetscape plan shall define the size and spacing of the landscape and furnishings zones.

(ii) Planting plans shall be included for all landscape zones and planted medians.

2. **Street trees** are required along all street fronts.



Figure 4.05 - Dedicated bike lane



Figure 4.06 - Shared bike lane

(a) Street trees shall be located in the **park strip or bulb-out**.

(i) In **furnishings zones**, trees shall be located in tree wells, covered by tree grates, and planted in either structural soil or soil cells.

(ii) In **landscape zones**, trees shall be planted with the ground plane vegetation.

(b) Street trees shall be **regularly spaced** at 30'-0" on center and, where possible, coordinated with the location of light poles and utility poles in order to maintain consistent street tree spacing.

(c) In the Main Street form district, City Planning Staff may conditionally approve a modification to street tree location if the 30'-0" requirement impedes building facade visibility.

I. STORMWATER MANAGEMENT

Incorporating stormwater management best practices is encouraged. Park strip features that help with stormwater management include drainage swales and slotted curbs in the landscape zones and permeable pavement in the furnishings zones. Stormwater management structures should be coordinated with the City.

J. FIRE ACCESS

Street configurations have been calculated to provide emergency vehicle access. On streets where the total width of all travel lanes is narrower than 20'-0" the following shall apply:

1. **Passing areas** shall be provided at 120'-0" intervals where a 30'-0" opening in the on-street parking or a 30'-0" dedicated pull out space is provided for vehicles to pull over to allow a fire truck to pass.
2. A **driveway curb cut or fire hydrant zone** may be utilized to fulfill the pull over requirement.

4.3 GENERAL STREET LAYOUT REQUIREMENTS

A. GENERAL LAYOUT STANDARDS

The following standards apply to new streets or newly platted vehicular rights-of-way.

1. Streets shall be designed to respect **natural features**, such as slopes, by following rather than being interrupted by or dead-ending at the feature.
2. The **street network** shall form an interconnected pattern with multiple intersections.
3. The arrangement of **new or reconstructed streets** shall provide for the continuation of existing streets from adjoining areas into new subdivisions.

Table 4.01 - Curb Radius Intersection Types

SMALL RADIUS INTERSECTIONS		
Intersection Type	Intersecting Street Types	
Type 1	Minor Commercial Street	Minor Commercial Street
MEDIUM RADIUS INTERSECTIONS		
Intersection Type	Intersecting Street Types	
Type 2	Major Commercial	Major Commercial
Type 3	Major Commercial	Main Street
Type 4	Major Commercial	Minor Commercial Street
Type 5	Main Street	Minor Commercial Street

B. INTERSECTIONS

1. **Curb radii** at intersections should be designed for the actual turning radius of the typical design vehicle not the maximum design vehicle. The curb radius used at each intersection is determined by intersection type as shown in Table 4.01. The following curb radii shall be used unless otherwise required/ authorized by the city:
   (a) **Small radii** are required at intersection type 1. See Table 4.01.
      (i) Intersections with on-street parking on both streets shall have a 5'-0" curb radius.
      (ii) Intersections with on-street parking on one or neither of the streets shall have a 15'-0" curb radius.
   (b) **Medium radii** are required at intersection types 2-5. See Table 4.01.
      (i) Intersections with on-street parking on both streets shall have a 10'-0" curb radius.
      (ii) Intersections with on-street parking on one or neither of the streets shall have a 25'-0" curb radius.
   (c) **Larger radii** require special approval from the city and are limited to streets without on-street parking and intersections where a street must meet the design criteria for large vehicles.
2. Marked **crosswalks** are required at all intersections and mid-block pedestrian crossings.
   (a) The **marking type** for all crosswalks within the FBC area shall be the "standard" type. See Figure 4.07
   (b) Crosswalk **width** shall be a minimum of 6'-0" per the Manual on Uniform Traffic Control Devices (MUTCD).
   (c) Crosswalk **markings** shall be clearly located on the finished street surface and where required in parking and access areas. Crosswalks shall be marked with textured or colored pavement, thermoplastic applications, or another marking approved by the city.
   (d) Crosswalks with **creative markings** are allowed as a form of public art, with approval from the city.
   (e) Crosswalk **length** shall encourage pedestrian activity. The required bulb-outs decrease unprotected crosswalk lengths which increases pedestrian safety and comfort.
   (f) **Accessibility features** such as ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks terminate at a crosswalk or curb.
   (g) **Ramps** shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
3. **Bulb-Outs** shall be constructed at all intersections and mid-block crossings unless prohibited by the

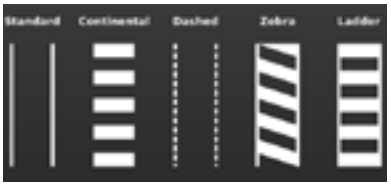


Figure 4.07 - Crosswalk marking types

city.

(a) The **depth** of the bulb-out shall match the depth of the adjacent on-street parking lane (if any).

(b) The **radius** of each bulb-out shall match the radius requirements for each intersection type. See Table 4.01.

(c) Bulb-outs shall be **planted** with low-maintenance water efficient live plants, which may include trees, that have a low mature height to provide unobstructed safety sight lines without requiring constant pruning.

C. STREET LIGHTING

1. **Intent**

(a) To provide a **safe and secure environment** for motorists, bicyclists and pedestrians.

(b) To **reduce glare** from street and pedestrian lights on adjoining residences.

(c) To contribute to the **quality of each streetscape** by integrating street light spacing and street tree spacing.

(d) To respond to and further **neighborhood character** through the selection of light poles, bases, and fixtures appropriate to the commercial, residential or civic nature of surrounding uses.

(e) To select **consistent light poles**, fixtures, lamp types, finishes and colors for all pedestrian and street lights.

2. **Street lighting standards**

All new private streets shall comply with the following street lighting standards:

(a) Light sources shall be at least as efficient as LED and no greater than 4,000 K in correlated color temperature (CCT).

(b) Light fixtures shall use a cut-off luminaire that is fully or partially shielded with no light distributed above the horizontal plane of the luminaire or into nearby residential structures.

(c) Luminaires shall be mounted at a height no higher than 20' above the adjacent roadway.

(d) Street lights shall be placed at intersections and at a frequency no less than 1 street light per every 150' of roadway, rounded up to the next whole number. Street light locations shall alternate sides of the street to the greatest extent possible.

(e) Poles and fixtures shall be black, dark brown, or another neutral color approved by the community development director.

(f) Poles, luminaires, sources, and associated fixtures shall match in construction those used on public streets to the greatest extent possible. The community development director may exempt an applicant from this requirement if implementing a thematic design which incorporates lighting.

Table 4.02 - Main Street Requirements		
VEHICULAR REALM		
1. Typical Right-of-Way		~68'-0"
2. Travel Lanes		2 lanes, 10' 6" wide, striped
Center Lane	3. Median	None
	4. Left Turn	None
5. On-Street Parking		8'-0" wide lane, striped on both sides of the street
6. Bicycle Lane		Sharrow marked shared bike lane (13'-0" min. width)
7. Truck Loading Space		Required - size and location(s) to be determined by city planning staff and/or streetscape plan
8. Bulb-Outs		Required at all intersections and mid-block crossings
PEDESTRIAN REALM		
9. Sidewalk		9'-0" sidewalk on both sides of the street
Park Strip	10. Width	4'-0" park strip on both sides of the street
	11. Street Trees	Evenly spaced at 30'-0" on center
	12. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street trees where possible
	13. Landscape Zone	**Required:** at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
	14. Furnishings Zone	**Required:** trees in tree wells with grates, seating, bike rack, garbage can, lighting
		As Needed: street signage, utilities, public art, bollards
	15. Zone Spacing	The Main Street park strips are predominantly furnishings zones with landscape zones limited to all bump-outs. The frequency/spacing of furnishings, trees, and street lights are to be defined in a streetscape plan.



Figure 4.08 - Existing Main Street

4.4 MAIN STREET

A. INTENT

This special street type maintains the historic configuration of Main Street This configuration includes the narrow right-of-way, lower traffic speed, wide pedestrian realm, on-street parking, and street lights.

This street type also includes elements that were not part of the original historic Main Street streetscape. Some of these elements are currently installed along portions of the street and include street trees, street furnishings, and ornamental plantings. These elements create a more pedestrian oriented street and help set Main Street apart as a special street within the neighborhood and city.

B. GENERAL REQUIREMENTS

Main Street shall be newly constructed or reconstructed, in whole or in part, according to the standards in Table 4.02 and Figures 4.09 and 4.10. Measurements shown in these standards may need to be adjusted to actual dimensions on the ground. The installation of new streetscape elements shall emulate and provide continuity with the streetscape elements already installed on the southern blocks of Main Street.

C. APPLICABILITY

This street type only applies to the section of Main Street from Center Street to 7th Avenue as indicated on the street type map, Figure 4.02. As Main Street it currently fully constructed, these requirements shall be implemented at any future street reconstruction.

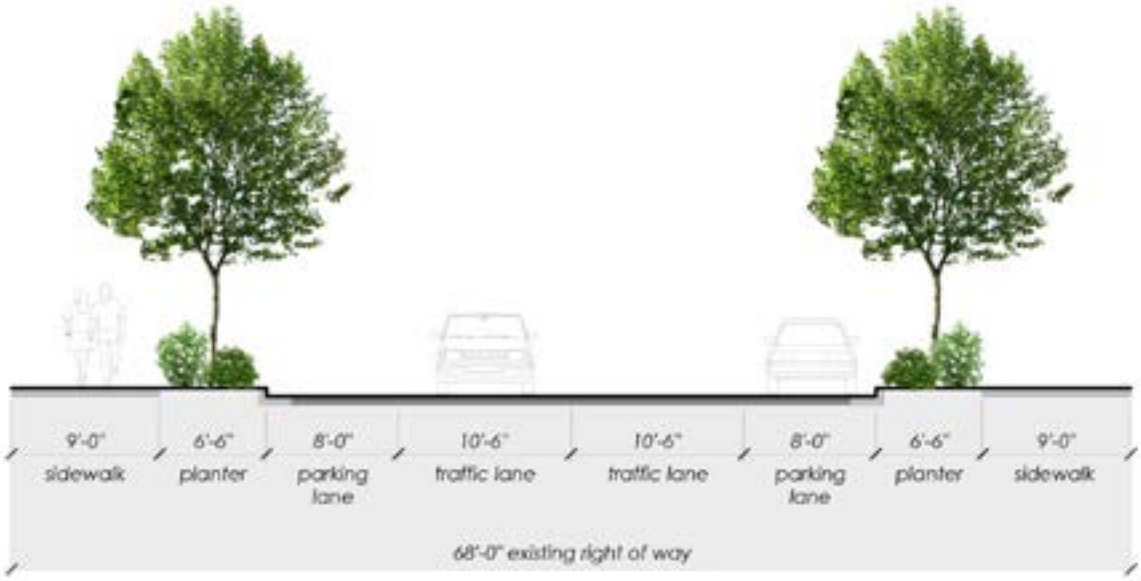


Figure 4.09 - New Main Street section shown within typical existing right-of-way



Figure 4.10- Rendering of new Main Street section

Table 4.03 - Major Commercial Street Requirements		
VEHICULAR REALM		
1. Typical Right-of-Way		~100'-0"
2. Travel Lanes		4 lanes, 10'-6" wide, striped
Center Lane	3. Median	11'-0" wide raised planter with trees
	4. Left Turn	11'-0" wide, striped
5. On-Street Parking		8'-" wide lane, striped on both sides of street
6. Bicycle Lane		5'-0" unprotected lane on both sides of street
7. Truck Loading Space		Required - size and location(s) to be determined by city planning staff and/or streetscape plan
8. Bulb-Outs		Required at all intersections and mid-block crossings
PEDESTRIAN REALM		
9. Sidewalk		7'-0" sidewalk on both sides of the street
Park Strip	10. Width	3'-6" park strip on both sides of the street
	11. Street Trees	Evenly spaced at 30'-0" on center
	12. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street trees where possible
	13. Landscape Zone	**Required:** at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
	14. Furnishings Zone	**Required:** trees in tree wells with grates, seating, bike rack, garbage can, lighting
		As Needed: street signage, utilities, public art, bollards
	15. Zone Spacing	Major Commercial Street park strips are a mix of landscape and furnishings zones. The configuration of zones and frequency/spacing of furnishings, trees, and street lights are to be defined in a streetscape plan.



Figure 4.11 - Major commercial street example

4.5 MAJOR COMMERCIAL STREET

A. INTENT

This is the highest order street type and accommodates the larger flows of pedestrians, cyclists, and vehicles along the neighborhood's most major streets. These are the streets that connect the Main Street neighborhood to the surrounding areas.

B. GENERAL REQUIREMENTS

Major commercial streets shall be newly constructed or reconstructed, in whole or in part, according to the standards in Table 4.03 and Figures 4.12 and 4.13. Measurements shown in these standards may need to be adjusted to actual dimensions on the ground. If right-of-way widths vary from the typical value, the pedestrian realm should be adjusted to absorb the surplus or deficit width.

C. APPLICABILITY

This street type applies only to the sections of Center Street and Holden Street/700 West as indicated in the street type map, Figure 4.02. As these streets are currently fully constructed, these requirements shall be implemented at any future street redevelopment or reconstruction.

Existing major commercial streets may have different right-of-way widths. This typical street section may need to be adjusted. Adjustments priorities are:

1. Remove one parking lane.
2. Reduce sidewalk/buffer area to 9'-0" min.

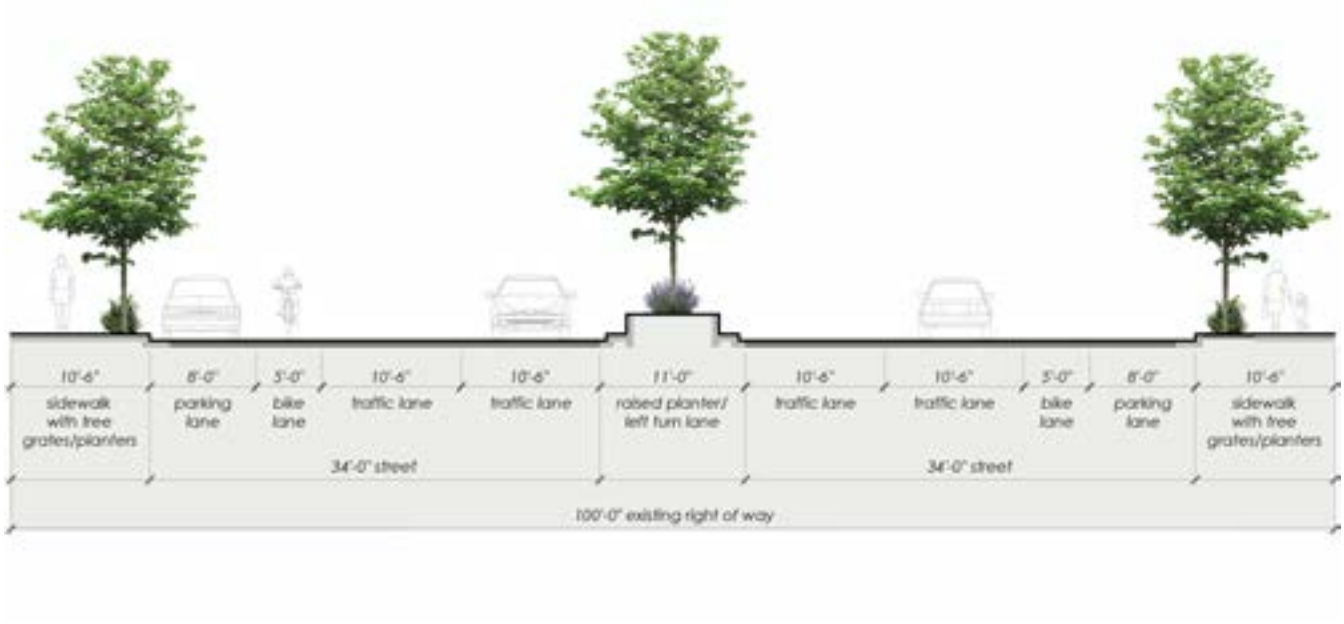


Figure 4.12 - Major commercial street typical section



Figure 4.13 - Major commercial street rendering

Table 4.04 - Minor Commercial Street Requirements		
VEHICULAR REALM		
1. Typical Right-of-Way		~50'-0"
2. Travel Lanes		2 lanes, 10'-6" wide, striped
Center Lane	3. Median	None
	4. Left Turn	None
5. On-Street Parking		None (But can be added if right-of-way is widened)
6. Bicycle Lane		5' unmarked shared lane on one side of street
7. Truck Loading Space		Required - size and location(s) to be determined by city planning staff and/or streetscape plan
8. Bulb-Outs		Required at all intersections and mid-block crossings
PEDESTRIAN REALM		
9. Sidewalk		6'-0" sidewalk on both sides of the street
Park Strip	10. Width	5'-0" park strip on both sides of the street
	11. Street Trees	Evenly spaced at 30'-0" on center
	12. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street trees where possible
	13. Landscape Zone	**Required:** at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
	14. Furnishings Zone	**Required:** trees in tree wells with grates, seating, bike rack, garbage can, lighting
		As Needed: street signage, utilities, public art, bollards
	15. Zone Spacing	Minor Commercial Street park strips are primarily landscape zones. The configuration of zones and frequency/spacing of furnishings, trees, and street lights are to be defined in a streetscape plan.



Figure 4.14 - Minor commercial street example

4.6 MINOR COMMERCIAL STREET

A. INTENT

Minor commercial streets are the intermediate order street type that provide the interstitial connections between the higher order and lower order street types. They provide most of the neighborhood's internal connections.

B. GENERAL REQUIREMENTS

Minor commercial streets shall be newly constructed or reconstructed, in whole or in part, according to the standards in Table 4.04 and Figures 4.15 and 4.16. Measurements shown in these standards may need to be adjusted to actual dimensions on the ground.

C. APPLICABILITY

This street type applies only to the minor commercial streets as indicated in the street type map, Figure 4.02. These requirements shall be implemented at any new street construction or existing street redevelopment or reconstruction.

Existing minor commercial streets may have different right-of-way widths. This typical street section may need to be adjusted. Adjustments priorities are:

1. Remove one parking lane (on either side) with extra space added to the buffer/sidewalk width.
2. Buffers shall be a minimum width of 3'-0". Narrower buffer areas become part of the sidewalk width.
3. Minimum sidewalk width is 4'-0".

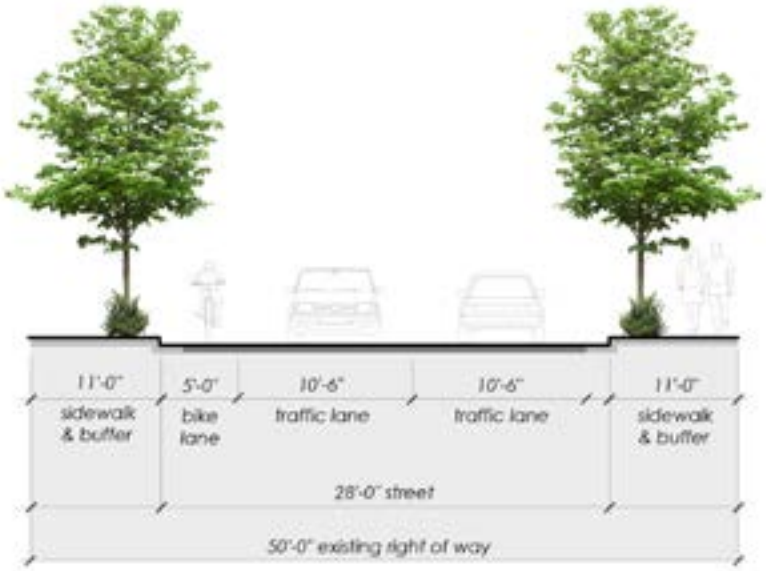


Figure 4.15 - Minor commercial street typical section

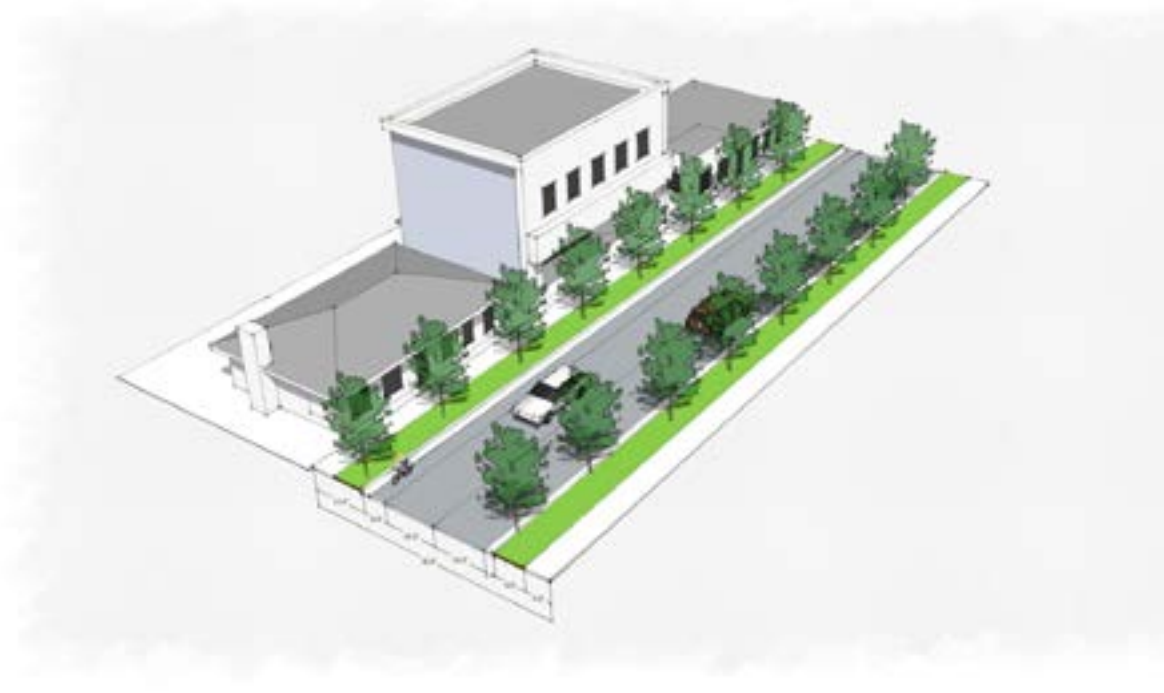


Figure 4.16 - Minor commercial street rendering

4.7 ACTIVE TRANSPORTATION

A. INTENT

Active transportation is any means of individual travel that is powered by human energy, primarily walking and bicycling. There are many benefits to providing active transportation infrastructure within a neighborhood.

B. OPPORTUNITIES

There are currently (2019) no bike paths or routes within or around the Main Street neighborhood. The only planned bike route is on Center Street, which is part of the Utah Collaborative Active Transportation Study's Regional Transportation Plan.

The Bingham Junction TRAX Station and the Jordan River Parkway (JRP) trail system are the two neighborhood assets that are the highest priority for new active transportation connections. These connections will require new streets to be built between Holden Street and Bingham Junction Boulevard.

C. ACTIVE TRANSPORTATION PLAN

The Active Transportation Map, Figure 4.21, shows how the Main Street FBC will create new active transportation connections. Streets with wider sidewalks, dedicated bike lanes, and marked shared lanes form a simple network that provides active transportation routes within the neighborhood and with surrounding neighborhoods. The map also shows the two existing mid-block pedestrian connections.

The priority connections to the TRAX station and JRP require the construction of new streets once the land on the west side of Holden Street becomes available for redevelopment. These new connections to both the regional transit and trail systems give local residents convenient access to the broader region and give visitors and customers from the broader region convenient access to the Main Street neighborhood.

Requirements and details for the bike lanes and sidewalks are part of the street type requirements in Section 4.2-E.



Figure 4.17 - Active transportation example



Figure 4.21- Active Transportation Map

5.0 FRONTAGES

5.1 GENERAL REQUIREMENTS

A. INTENT

The frontage requirements outlined in this section define the interface between the public and private realms. This interface occurs at the line where each land parcel abuts a public right-of-way, referred to as the frontage, and is a continuous feature along both sides of each street. Building facades are a major component of this public/private interface, so building type is constrained by frontage type.

B. FRONTAGE TYPES

Three different frontage types are defined and applied to specific streets, as shown in the frontage map, Figure 5.02. Multiple types are used to create a town center neighborhood with a variety of street/frontage combinations. These combinations reinforce the street hierarchy based on each street's connectivity, function, capacity, and it's role in creating a walkable, vibrant town center.

The three frontage types are: primary, secondary, and tertiary. Primary frontages are applied to the major roads, including Main Street and the major through roads. Secondary frontages are applied to the roads that directly connect to the major roads. Tertiary frontages are applied to the most minor streets.

The **hierarchy of frontage** types, from major to minor is:

1. Primary Frontage
2. Secondary Frontage
3. Tertiary Frontage

C. FRONTAGE SPECIFICATIONS

Minimum frontage coverage may be reduced to provide for a driveway access when no other frontage is available to be used for access. When frontage coverage is reduced using this provision, the provided driveway shall be limited to the minimum width required for access, as determined by City Staff using the minimum width as a standard, and the remaining frontage shall be covered by a building or BTZ pedestrian space, as otherwise allowed within this Title.

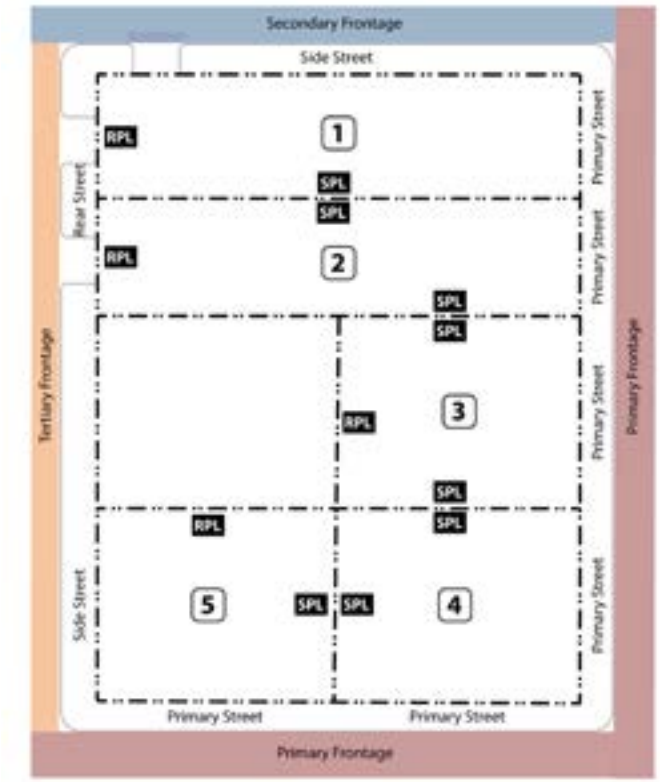


Figure 5.01 - Lot configuration types diagram. Not to scale.

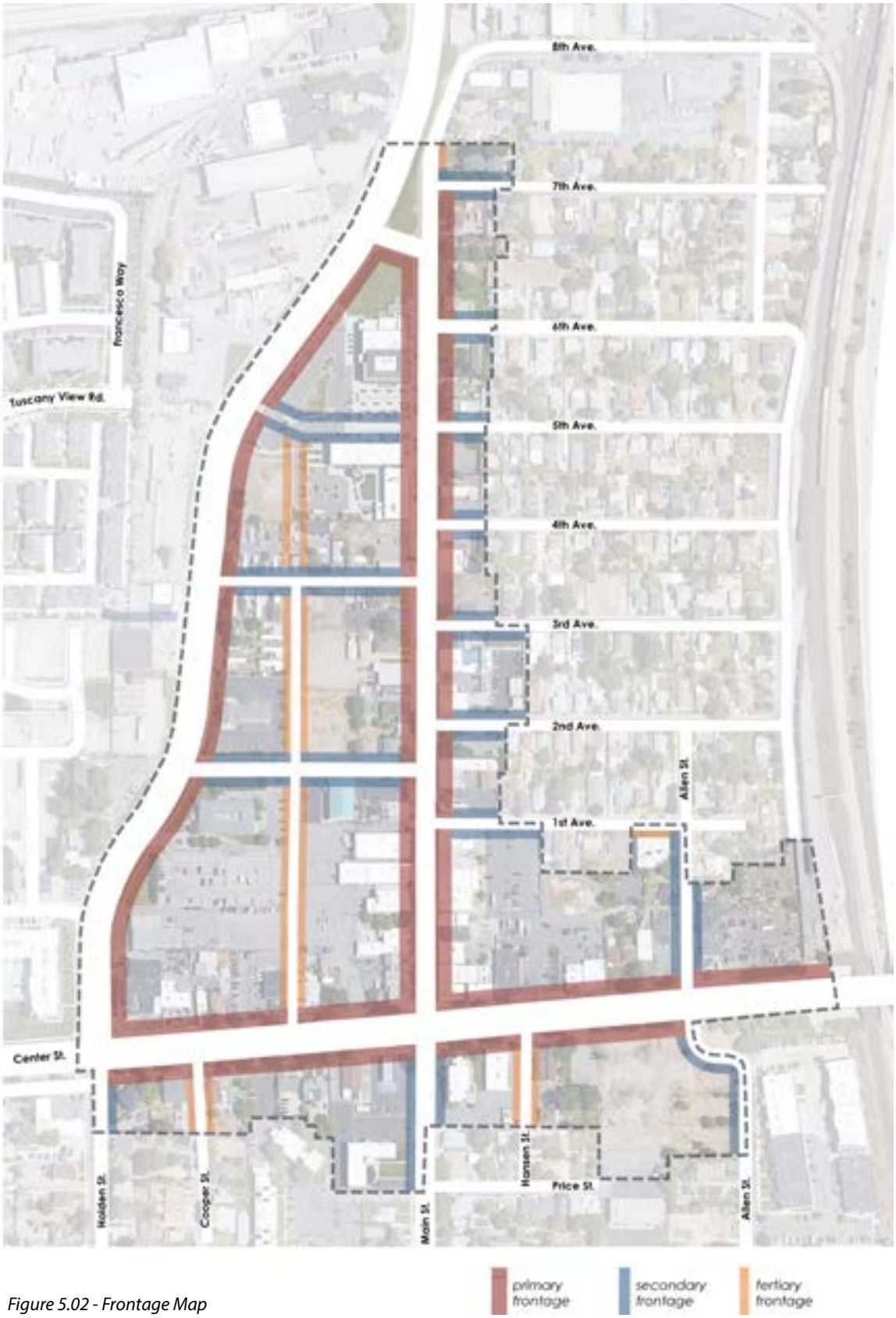


Figure 5.02 - Frontage Map

Table 5.01 - Primary Frontage Requirements	
BUILDING PLACEMENT	
BUILD-TO-ZONE (BTZ)	
1. Primary Street	0'-0" min. - 10'-0" max.
2. Side Street/Rear Street	0'-0" min. - 10'-0" max.
SETBACK	
3. Side	0'-0" min.
4. Rear	5'-0" min.
FRONTAGE COVERAGE	
5. Primary Street Facade	80% min.
6. Side Street Facade	50% min.
7. Rear Street Facade	no minimum
8. Corner Buildings	
Primary Street Facade	30'-0" min.
Side Street Facade	30'-0" min.
Rear Street Facade	no minimum
9. Primary Facade Courtyard	20% max.
ENCROACHMENTS	
10. Primary Street	
Ground Floor	12'-0" max.
Upper Floor (s)	6'-0" max.
11. Side Street/Rear Street	
Ground Floor	8'-0" max.
Upper Floor (s)	6'-0" max.
PARKING: See Section 9.0	
SETBACK (surface lot)	
12. Primary Street	30'-0" min.
13. Side Street/Rear Street	5'-0" min.
14. Side	5'-0" min.
15. Rear	5'-0" min.
PARKING DRIVEWAY (surface lot & structure)	
Width	15' -0" Min
16. Width	
Two-Way	25'-0" max.
One-Way	16'-0" max.
Corner Lot	
17. Location	side street or rear street
18. Distance from Corner	35'-0" min.
Interior Lot	shared driveway, rear street, primary street as a last resort
19. Location	
BICYCLE AND OFFSITE PARKING	
20. Bicycle parking to be provided in a secure location	

5.2 PRIMARY FRONTAGE

A. INTENT

Primary frontages accommodate more intense development and maintain the town center type of spatial relationships between buildings and streets. Buildings are located very close to the right-of-way, creating a consistent street wall and prioritizing walkability.

The values of the various parameters provide less flexibility than the other frontage types. Primary frontages are applied only to the Main Street and major commercial street types.

B. DESIGN STANDARDS

Regulations for primary frontages are defined in Table 5.01 and Figures 5.03a and 5.03b.

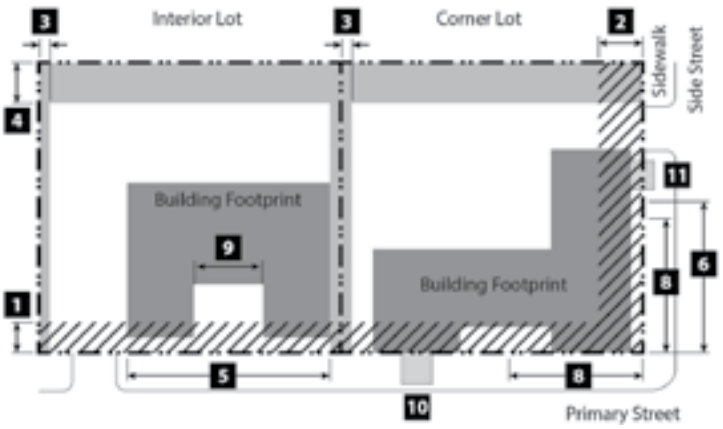


Figure 5.03a - Building placement example diagram. Not to scale.

5.3 SECONDARY FRONTAGE

A. INTENT

Secondary frontages accommodate medium intensity development. The purpose is to maintain town center style spatial relationships along streets and also to transition those relationships between the most intense and least intense development areas.

The values of the frontage parameters provide more flexibility than the primary frontage, allowing for increased spatial diversity and development styles. Secondary frontages are applied primarily to the minor commercial street type.

B. DESIGN STANDARDS

Regulations for secondary frontages are defined in Table 5.02 and Figures 5.03a and 5.03b.

Table 5.02 - Secondary Frontage Requirements	
BUILDING PLACEMENT	
BUILD-TO-ZONE (BTZ)	
1. Primary Street	0'-0" min. - 15'-0" max.
2. Side Street/Rear Street	0'-0" min. - 15'-0" max.
SETBACK	
3. Side	0'-0" min. - 10'-0" max.
4. Rear	5'-0" min. - 10'-0" max.
FRONTAGE COVERAGE	
5. Primary Street Facade	70% min.
6. Side Street Facade	50% min.
7. Rear Street Facade	no minimum
8. Corner Buildings	
Primary Street Facade	30'-0" min.
Side Street Facade	30'-0" min.
Rear Street Facade	no minimum
9. Primary Facade Courtyard	15% max.
ENCROACHMENTS	
10. Primary Street	
Ground Floor	8'-0" max.
Upper Floor (s)	6'-0" max.
11. Side Street/Rear Street	
Ground Floor	6'-0" max.
Upper Floor (s)	4'-0" max.
PARKING: See Section 9.0	
SETBACK (surface lot)	
12. Primary Street	30'-0" min.
13. Side Street/Rear Street	5'-0" min.
14. Side	5'-0" min.
15. Rear	5'-0" min.
PARKING DRIVEWAY (surface lot & structured)	
16. Width	
Two-Way	25'-0" max.
One-Way	16'-0" max.
Corner Lot	
17. Location	side street or rear street
18. Distance from Corner	35'-0" min.
Interior Lot	
19. Location	shared driveway, rear street, primary street as a last resort
BICYCLE AND OFFSITE PARKING	
20. Bicycle parking to be provided in a secure location	

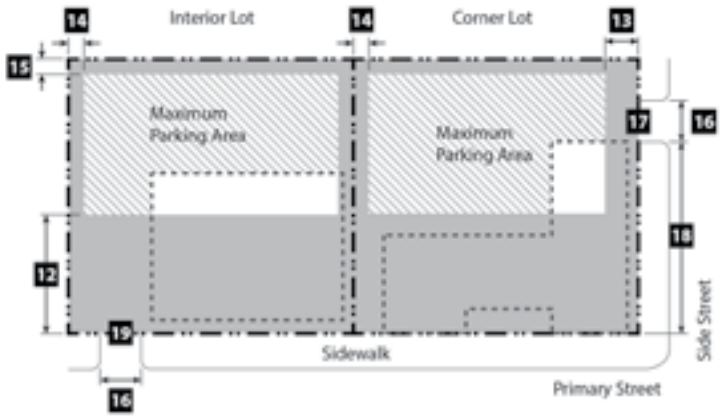


Figure 5.03b - Parking area placement example diagram. Not to scale.

Table 5.03 - Tertiary Frontage Requirements	
BUILDING PLACEMENT	
BUILD-TO-ZONE (BTZ)	
1. Primary Street	0'-0" min. - 20'-0" max.
2. Side Street/Rear Street	0'-0" min. - 20'-0" max.
SETBACK	
3. Side	5'-0" min. - 10'-0" max.
4. Rear	15'-0" min. - 25'-0" max.
FRONTAGE COVERAGE	
5. Primary Street Facade	50% min.
6. Side Street Facade	40% min.
7. Rear Street Facade	no minimum
8. Corner Buildings	
Primary Street Facade	30'-0" min.
Side Street Facade	30'-0" min.
Rear Street Facade	no minimum
9. Primary Facade Courtyard	10% max.
ENCROACHMENTS	
10. Primary Street	
Ground Floor	4'-0" max.
Upper Floor (s)	4'-0" max.
11. Side Street/Rear Street	
Ground Floor	4'-0" max.
Upper Floor (s)	4'-0" max.
PARKING: See Section 9.0	
SETBACK (surface lot)	
12. Primary Street	30'-0" min.
13. Side Street/Rear Street	5'-0" min.
14. Side	5'-0" min.
15. Rear	5'-0" min.
PARKING DRIVEWAY (surface lot & structured)	
16. Width	
Two-Way	25'-0" max.
One-Way	16'-0" max.
Corner Lot	
17. Location	side street or rear street
18. Distance from Corner	35'-0" min.
Interior Lot	
19. Location	shared driveway, rear street, primary street as a last resort
BICYCLE AND OFFSITE PARKING	
20. Bicycle parking to be provided in a secure location	

5.4 TERTIARY FRONTAGE

A. INTENT

Tertiary frontages accommodate lower intensity development. The purpose is to provide a spatial transition between the forms within the FBC area and the existing development surrounding the area.

The values of the frontage parameters allow for more flexibility than the other two frontage types. Tertiary frontages are applied primarily to the neighborhood street type.

B. DESIGN STANDARDS

Regulations for tertiary frontages are defined in Table 5.03 and Figures 5.01a and 5.01b.

6.0 BUILDING TYPES

6.1 GENERAL REQUIREMENTS

Buildings are one of the most prominent components of the built environment and collectively define much of the character of a streetscape or neighborhood.

Buildings are collections of architectural elements that can be described in terms of both form and style. These building form requirements define the physical forms of the buildings without defining their style. These form requirements are designed to ensure that future building projects meet the goals of the Main Street town center.

A. GENERAL REQUIREMENTS

All building types must meet the following requirements:

1. **Form District.** Each building type shall be built only in the form district(s) where they are explicitly allowed, as shown in the individual building type tables and summarized in Table 6.01.
2. **Use.** Each building type can accommodate a variety of uses, as outlined in Section 3.0. Uses may be limited to a specific story of the building type. See individual building type tables in Sections 6.2 through 6.5
3. **Ground Floor Residential and Lodging Use Restriction.**
   (a) **Residential units** are permitted on the ground floor but are prohibited within the occupied space as required along the primary street-facing facade.
   (b) **Lodging units** are not permitted on the ground floor. **Accessory lodging uses**, such as lobbies and meeting rooms, are permitted both within and without the occupied space as required along the primary street-facing facade.
4. **No Other Building Types.** All constructed buildings must meet the requirements of one of the building types permitted within the given form district.
5. **Permanent Structures.** All buildings constructed shall be permanent construction without a chassis, hitch, wheels, or other features that make the structure mobile.
6. **Accessory Structures** are structures located on the same lot as the principal structure(s) with uses that are incidental to the use of

Table 6.01 - Building Type by Form District

BUILDING TYPE	FORM DISTRICT	
	MS	TCC
General	P	P
Limited Bay	N	P
Row	P	P
Civic	P	P

P = Permitted | N = Not Permitted

the principal structure(s). Examples include a garage, parking structure, storage, utility, and maintenance sheds, etc.

(a) **Structures attached to the principal structure** are considered part of the principal structure and are not accessory structures.

(b) **Detached accessory structures** are permitted according to each building type (see individual building type tables in Sections 6.2 through 6.5) and shall comply with all setbacks except the following:

(i) Detached accessory structures are not permitted in the front yard, any space between the principal structure and the right-of-way.

(ii) Detached accessory structures shall be located in the rear yard, behind the principal structure.

(iii) Detached accessory structures shall not exceed the height of the principal structure.

(c) Accessory structures shall be built in a manner **compatible with the principal building** and shall use the same or similar quality materials as the principal building.

7. **Residential & Lodging** unites are not permitted on the ground floor along the primary street-facing facade within Required Occupied Space. However, residential and lodging accessory uses are permitted on the ground floor. Units may be located on the ground floor provided they are not within Required Occupied Space.
8. **Building Length.** Maximum and minimum building lengths, as measured along the right-of-way property lines, are determined by frontage coverage and setback distances. See Section 5.0
9. **Grade Separation.** Ground floor residential units are recommended to be vertically separated by no more than 4'-0" above or below the sidewalk level.
10. **Theme and Unity.** The architectural design within a single development that includes multiple structures shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural theme to be consistent with the development's overall architectural character.
11. **Active Streetscape.** Variation in architecture is encouraged to create a more appealing streetscape. Variety can be achieved through: porches, terraces, stoops, awnings, galleries, arcades, balconies, and canopies.
12. **Primary entrances** for all building types shall be located along the primary street facade.

B. BUILDING TYPES

This FBC describes 4 building types:

1. General
2. Limited Bay
3. Row
4. Civic

6.2 GENERAL BUILDING

A. INTENT

The general building type a wide variety of uses. It is intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders.

Parking may be provided in the rear of the lot, internal to the building, or in an attached parking structure. Vehicular access should be located on the rear or side of the lot, only on the front if the rear or side is unavailable. On lots with more than one street frontage, vehicular access must be located on the side or rear street.

B. REGULATIONS

The general building is permitted in all form districts. Regulations for the general building type are defined in Figures 6.01, b, and c, and Table 6.02.

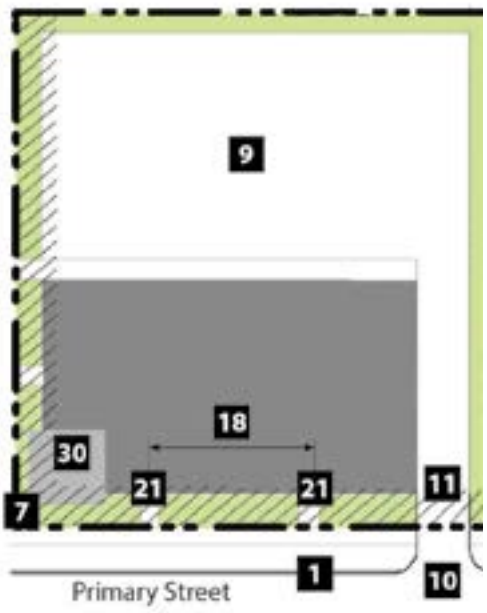


Figure 6.01a - General building siting diagram shown with corner tower and rear vehicular access. Not to scale.

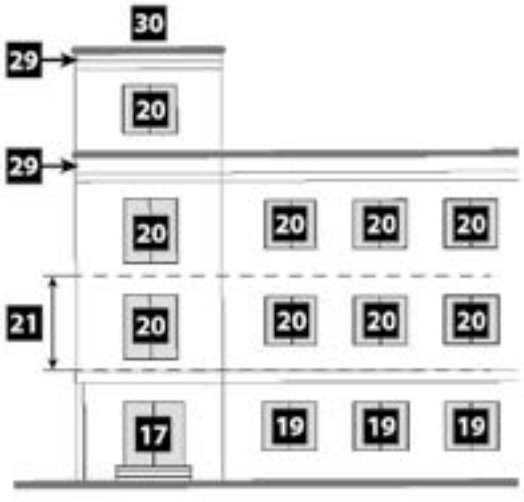


Figure 6.01b - General building street facade diagram shown with corner tower, stoop entry type, and parapet roof type. Not to scale.

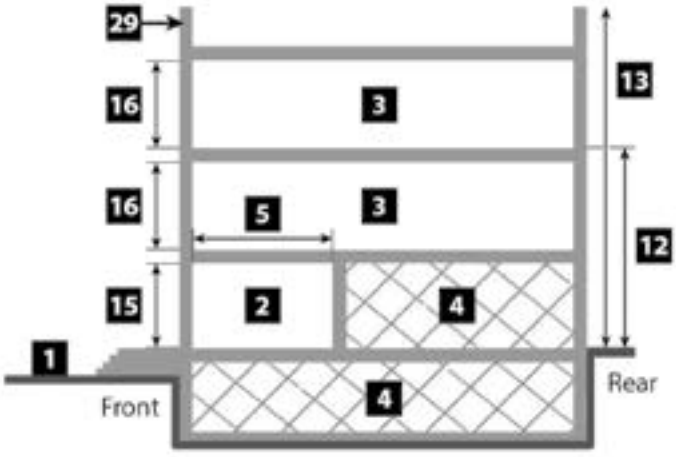


Figure 6.01c - General building height and use diagram shown with basement and rear building interior parking, stoop entry type, and parapet roof type. Not to scale.

Table 6.02 - General Building Requirements		
FORM DISTRICT	**MS**	**TCC**
FRONTAGE: P=primary, S=secondary, T=tertiary		
1. Frontage Type	P, S	P, S, T
USE		
2. Ground Floor	*Residential uses, *lodging uses, Civic, retail, service	*Residential units, *lodging uses, civic, retail, service
3. Upper Floor(s)	Residential, lodging, civic, office & industrial	Residential, lodging, civic, office & industrial
4. Parking Within Building	permitted	permitted
5. Required Occupied Space	30'-0" min.	30'-0" min.
SITING		
6. Multiple Principal Buildings	permitted	permitted
7. Occupation of Corner	required	required
8. Accessory Structure	not permitted	not permitted
9. Parking/Loading Location	rear yard	rear yard
10. Vehicular Access Type	driveway, portal	driveway, portal
11. Loading/Service Entrance Location	rear yard	rear yard
HEIGHT		
12. Principal Building Minimum	2 stories	3 stories
13. Principal Building Maximum	3 stories	6 stories
14. Accessory Building Maximum	not permitted	not permitted
15. Ground Floor Height (floor to ceiling)	12'-0" min.	12'-0" min.
16. Upper Floor Height (floor to ceiling)	8'-0" min.	8'-0" min.
STREET-FACING FACADE(S): STF = storefront, ARC = arcade, STP = stoop, POR = porch		
17. Entrance Type(s)	STF, ARC	STF, ARC, STP
18. Entrance Spacing Minimum	1/each minor division	1/each minor division
19. Ground Floor Transparency	50% min.	50% min.
20. Upper Floor Transparency	20% min.	20% min.
21. Blank Wall Limitation	required	required
22. Major Division Width	60'-0" min./100'-0" max.	80'-0" min./140'-0" max.
23. Minor Division Width	30'-0" min./60'-0" max.	40'-0" min./80'-0" max.
24. Minor Division Features	5 min.	5 min.
25. Facade Bay Fenestration Features	5 min.	4 min.
26. Street Facing Facade Courtyard Width	15'-0" min.	20'-0" min.
PROJECTIONS: A=awning, B=balcony, C=canopy, R=roof overhang		
27. Primary Street	A, B, C, R	A, B, C, R
28. Side Street/Rear Street	A, B, R	A, B, C, R
ROOF TYPE: PA= parapet, PI=pitched, F=flat		
29. Permitted Roof Type	PA, PI, F	PA, PI, F
30. Tower	only on corner lots	only on corner lots

* See Section 6.1.A.7 Residential and Lodging Uses

6.3 LIMITED BAY BUILDING

A. INTENT

The limited bay building type permits a maximum of one vehicle bay per each facade bay along the primary street. A wide range of uses can be accommodated within this building type, including craftsman industrial uses. This building type is still intended to be built close to the front and corner property lines allowing easy access to passing pedestrians and transit riders, continuing the street wall.

Parking may be provided in the rear of the lot or internal to the building.

B. REGULATIONS

Limited bay buildings are permitted in the TCC form district and are not permitted in the MS form district. Regulations for the limited bay building type are defined in Figures 6.02a, b, and c, and Table 6.03.

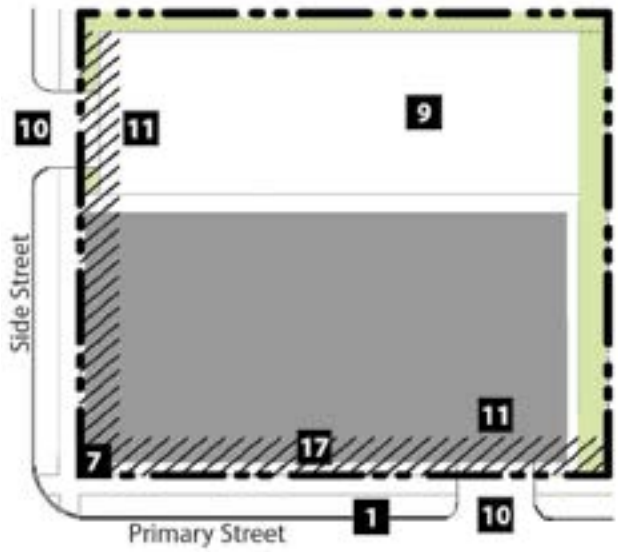


Figure 6.02a - Limited bay building siting diagram shown with rear vehicular access and the vehicle bay on the primary street. Not to scale.

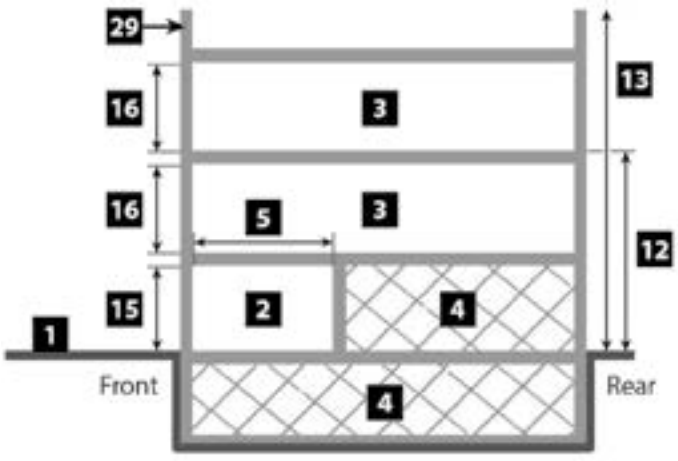


Figure 6.02b - Limited bay building height and use diagram shown with basement and rear building interior parking, storefront entry type, and parapet roof type. Not to scale.

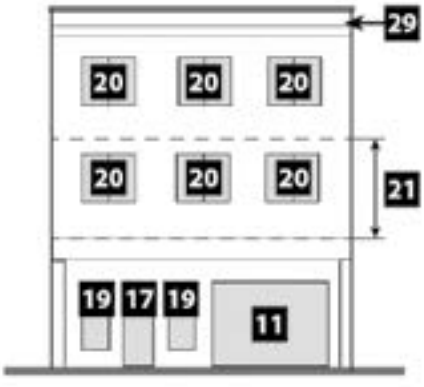


Figure 6.02c - Limited bay building street facade diagram shown with vehicle bay, storefront entry type, and parapet roof type. Not to scale.

Table 6.03 - Limited Bay Building Requirements		
FORM DISTRICT	**MS**	**TCC**
FRONTAGE: P=primary, S=secondary, T=tertiary		
1. Frontage Type	not permitted	S, T
USE		
2. Ground Floor	not permitted	*Residential uses, *lodging uses, Civic, retail, service
3. Upper Floor(s)		*Residential units, *lodging uses, civic, retail, service
4. Parking Within Building		permitted
5. Required Occupied Space		30'-0" min.
SITING		
6. Multiple Principal Buildings	not permitted	not permitted
7. Occupation of Corner		required
8. Accessory Structure		not permitted
9. Parking/Loading Location		rear yard
10. Vehicular Access Type		driveway, portal, vehicle bay
11. Loading/Service Entrance Location		rear yard, bay
HEIGHT		
12. Principal Building Minimum	not permitted	3 stories
13. Principal Building Maximum		6 stories
14. Accessory Building Maximum		not permitted
15. Ground Floor Height (floor to ceiling)		12'-0" min.
16. Upper Floor Height (floor to ceiling)		8'-0" min.
STREET-FACING FACADE(S): STF = storefront, ARC = arcade, STP = stoop, POR = porch		
17. Entrance Type(s)	not permitted	STF, ARC, STP
18. Entrance Spacing		1/each minor division
19. Ground Floor Transparency		50% min.
20. Upper Floor Transparency		20% min.
21. Blank Wall Limitation		required
22. Major Division Width		70'-0" min./120'-0" max.
23. Minor Division Width		35'-0" min./70'-0" max.
24. Minor Division Features		4 min.
25. Facade Bay Fenestration Features		4 min.
26. Street Facing Facade Courtyard Width		15'-0" min.
PROJECTIONS: A=awning, B=balcony, C=canopy, R=roof overhang		
27. Primary Street	not permitted	A, B, C, R
28. Side Street/Rear Street		A, B, C, R
ROOF TYPE: PA= parapet, PI=pitched, F=flat		
29. Permitted Roof Type	not permitted	PA, PI, F
30. Tower		only on corner lots
* See Section 6.1.A.7 Residential and Lodging Uses		

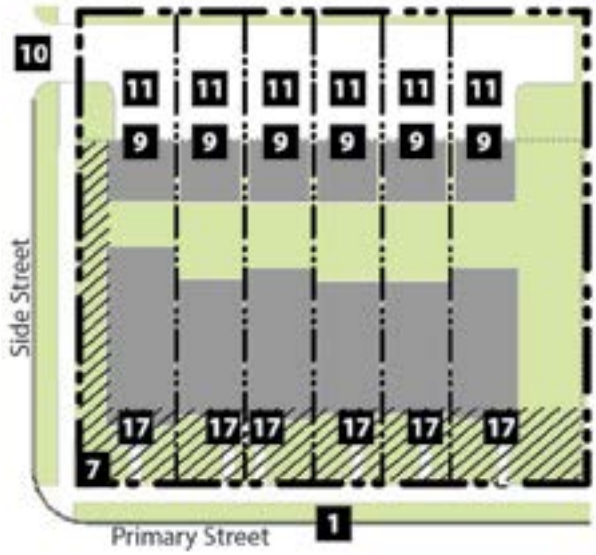


Figure 6.03a - Row building siting diagram shown with detached garages and rear vehicular access. Not to scale.

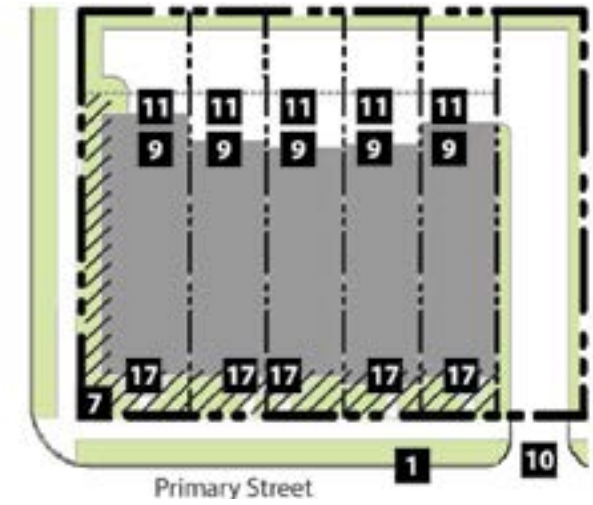


Figure 6.03b - Row building siting diagram shown with attached garages and rear vehicular access. Not to scale.



Figure 6.03c - Row building street facade diagram shown with porch entry type and pitched roof type. Not to scale.

6.4 ROW BUILDING

A. INTENT

The row building is a building typically comprised of multiple vertical units, each with its own entrance to the street. This building type may be organized as townhouses or rowhouses, or it could also incorporate live/work units where uses are permitted.

Parking is required to be located in the rear yard and may be either an attached or detached garage. All garages shall be accessed from a single shared driveway. For an attached garage, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

B. REGULATIONS

Row buildings are permitted in all form districts. Regulations for the row building type are defined in Figures 6.03a, b, c, and d, and Table 6.04.

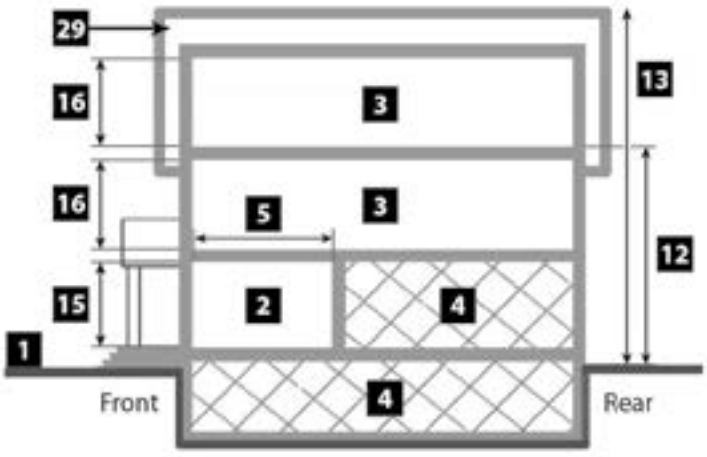


Figure 6.03d - Row building height and use diagram shown with basement and rear building interior parking, porch entry type, and pitched roof type. Not to scale.

Table 6.04 - Row Building Requirements		
FORM DISTRICT	**MS**	**TCC**
FRONTAGE: P=primary, S=secondary, T=tertiary		
1. Frontage Type	P, S	P, S, T
USE		
2. Ground Floor	*Residential & lodging uses, retail, service	*residential & lodging uses, retail, service, office & industrial
3. Upper Floor(s)	*residential & lodging units, retail, service, office & industrial	*residential & lodging units, retail, service, office & industrial
4. Parking Within Building	permitted	permitted
5. Required Occupied Space	30'-0" min.	30'-0" min.
SITING		
6. Multiple Principal Buildings	permitted	permitted
7. Occupation of Corner	required	required
8. Accessory Structure	permitted	permitted
9. Parking/Loading Location	rear yard	rear yard
10. Vehicular Access Type	driveway, portal	driveway, portal
11. Loading/Service Entrance Location	rear yard	rear yard
HEIGHT		
12. Principal Building Minimum	2 stories	3 stories
13. Principal Building Maximum	3 stories	6 stories
14. Accessory Building Maximum	not permitted	not permitted
15. Ground Floor Height (floor to ceiling)	12'-0" min.	12'-0" min.
16. Upper Floor Height (floor to ceiling)	8'-0" min.	8'-0" min.
STREET-FACING FACADE(S): STF = storefront, ARC = arcade, STP = stoop, POR = porch		
17. Entrance Type(s)	STF, ARC, STP	STF, ARC, STP
18. Entrance Spacing Minimum	1/each minor division	1/each minor division
19. Ground Floor Transparency	50% min.	50% min.
20. Upper Floor Transparency	20% min.	20% min.
21. Blank Wall Limitation	required	required
22. Major Division Width	not required	not required
23. Minor Division Width	20'-0" min./40'-0" max.	30'-0" min./45'-0" max.
24. Minor Division Features	4 min.	4 min.
25. Facade Bay Fenestration Features	4 min.	3 min.
26. Primary Facade Courtyard Width	not permitted	20'-0" min.
PROJECTIONS: A=awning, B=balcony, C=canopy, R=roof overhang		
27. Primary Street	A, B, R	A, B, R
28. Side Street/Rear Street	A	A,
ROOF TYPE: PA= parapet, PI=pitched, F=flat		
29. Permitted Roof Type	PA, PI, F	PA, PI, F
30. Tower	not permitted	not permitted

* See Section 6.1.A.7 Residential and Lodging Uses

6.5 CIVIC BUILDING

A. INTENT

The civic building is the most flexible building type, intended only for civic and institutional types of uses. These buildings are distinctive within the urban fabric that is created by the other building types and could be designed as iconic structures. Parking is limited to the rear in most cases.

B. REGULATIONS

Civic buildings are permitted in the MS and TCC zones districts. Regulations for the civic building type are defined in the adjacent Figures 6.04a, b, and c, and Table 6.05.

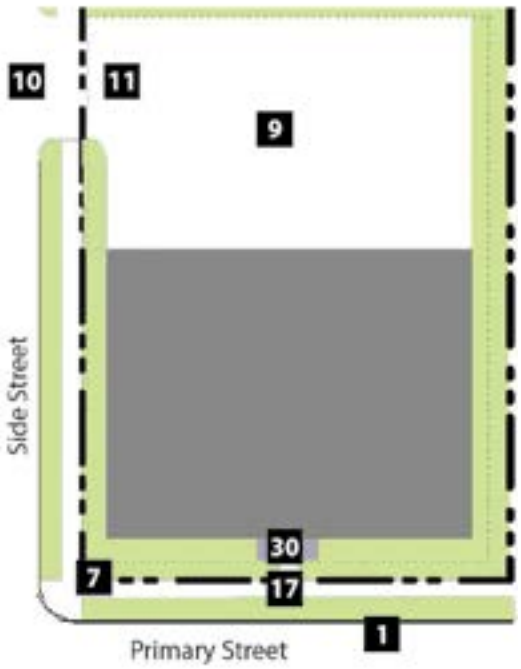


Figure 6.04a - Civic building siting diagram shown with side vehicular access and tower at entry. Not to scale.

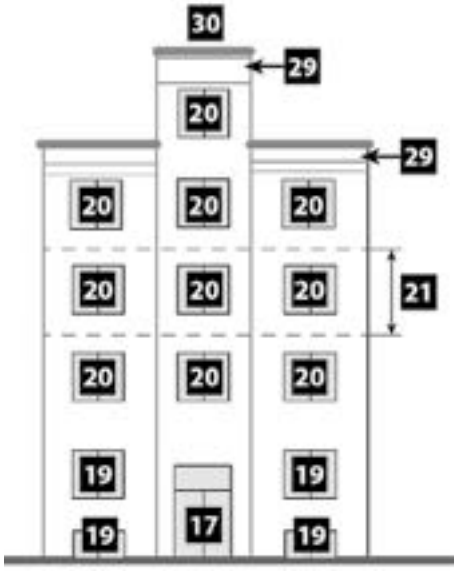


Figure 6.04b - Civic building street facade diagram shown with parapet roof type. Not to scale.

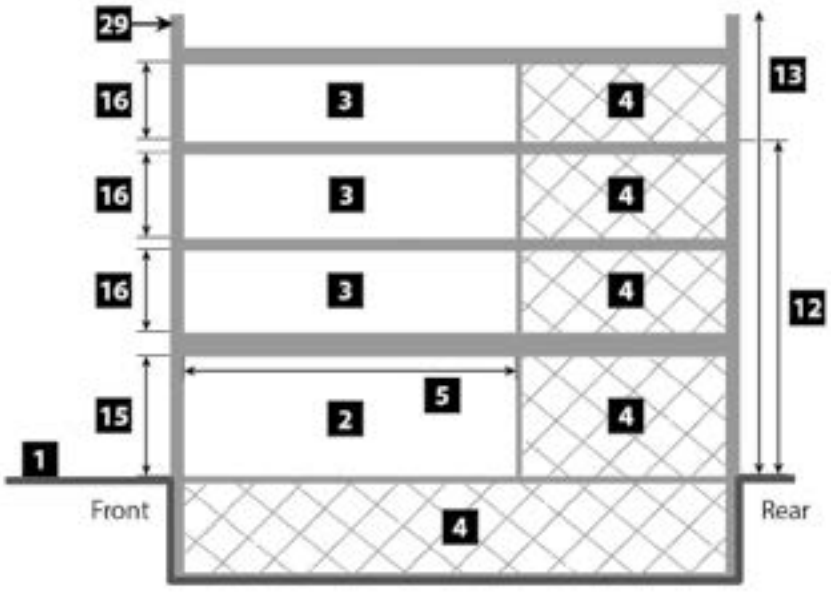


Figure 6.04c - Civic building height and use diagram shown with basement and rear building interior parking and parapet roof type. Not to scale.

Table 6.05 - Civic Building Requirements		
FORM DISTRICT	**MS**	**TCC**
FRONTAGE: P=primary, S=secondary, T=tertiary		
1. Frontage Type	P	P
USE		
2. Ground Floor	civic	civic
3. Upper Floor(s)	civic	civic
4. Parking Within Building	permitted	permitted
5. Required Occupied Space	30'-0" min.	30'-0" min.
SITING		
6. Multiple Principal Buildings	not permitted	permitted
7. Occupation of Corner	required	required
8. Accessory Structure	not permitted	not permitted
9. Parking/Loading Location	rear yard	rear yard
10. Vehicular Access Type	driveway, portal	driveway, portal
11. Loading/Service Entrance Location	rear yard	rear yard
HEIGHT		
12. Principal Building Minimum	2 stories	3 stories
13. Principal Building Maximum	3 stories	6 stories
14. Accessory Building Maximum	not permitted	not permitted
15. Ground Floor Height (floor to ceiling)	12'-0" min.	12'-0" min.
16. Upper Floor Height (floor to ceiling)	10'-0" min.	10'-0" min.
STREET-FACING FACADE(S): STF = storefront, ARC = arcade, STP = stoop, POR = porch		
17. Entrance Type(s)	STP, ARC	STP, ARC
18. Entrance Spacing Minimum	not required	not required
19. Ground Floor Transparency	10% min.	10% min.
20. Upper Floor Transparency	10% min.	10% min.
21. Blank Wall Limitation	not required	not required
22. Major Division Width	not required	not required
23. Minor Division Width	not required	not required
24. Minor Division Features	not required	not required
25. Facade Bay Fenestration Features	not required	not required
26. Primary Facade Courtyard Width	15'-0" min.	20'-0" min.
PROJECTIONS: A=awning, B=balcony, C=canopy, R=roof overhang		
27. Primary Street	C, R	C, R
28. Side Street/Rear Street	R	R
ROOF TYPE: PA= parapet, PI=pitched, F=flat		
29. Permitted Roof Type	PA, PI, F	PA, PI, F
30. Tower	permitted	permitted

6.6 ENTRANCE TYPES

A. GENERAL PROVISIONS

1. **Intent.** To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street. Treatment of other portions of the building facades is detailed in each building type table.
2. **Applicability.** The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
3. **Measuring Transparency.** Refer to the individual building type tables for information on transparency.
4. **Visible Basements.** Visible basements, permitted by entrance type, are optional. The visible basement shall be a maximum of one-half the height of the tallest story.

B. STOREFRONT ENTRANCE

The storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. See Figure 6.13

1. **Transparency.** Minimum transparency is required per Building Type.
2. **Horizontal facade division** feature shall define the ground story facade from the upper story facades.
3. **Visible Basement.** A visible basement is not permitted.
4. **Entrance.** All entries shall be recessed from the front facade closest to the street.
   (a) **Recess** shall be a minimum of 3'-0" and a maximum of 8'-0" deep, as measured from the front facade.
   (b) The entrance shall not be recessed into the lot further than the **maximum BTZ depth**.

C. ARCADE ENTRANCE

An arcade recesses the entrance back into the ground floor, creating a covered pedestrian area beneath the second story. See Figure 6.14

1. **Arcade.** The arcade space is recessed into the building a minimum of 8'-0"



Figure 6.05 - Storefront entrance example



Figure 6.06 - Arcade entrance example

and a maximum of 15'-0" from the front facade. The arcade space is permitted to be recessed into the lot beyond the maximum BTZ depth.

2. **Build-to Zone.** For arcade entrances, the front facade is the implied plane created by the arcade columns. The location of this implied plane facade must be within the required BTZ.
3. **Transparency.** Minimum facade transparency applies to the recessed entry facade and is required per building type.
4. **Horizontal facade division** feature shall define the ground story facade from the upper story facades.
5. **Recessed Facade Entrance Type.** The entrance type at the facade recessed into the arcade shall be a storefront entrance type with one modification: the door location shall be flush with the adjacent windows and not recessed.
6. **Column Spacing.** Columns shall be spaced between 10'-0" and 16'-0" on center.
7. **Column Width.** Columns shall be a minimum of 1'-6" and a maximum 2'-6" in width.
8. **Arcade Opening.** The top of the opening shall be lower than the interior arcade ceiling (not flush with the ceiling) and may be arched or straight.
9. **Horizontal Facade Division.** The ground story facade shall be divided from the upper story facades with a horizontal architectural expression.
10. **Visible Basement.** A visible basement is not permitted.

D. STOOP ENTRANCE

A stoop is an unroofed, open, elevated platform. The doors on a stoop entrance are accessed from the stoop. See Figure 6.15

1. **Transparency.** Minimum transparency is required per building type.
2. **Horizontal facade division** feature shall define the ground story facade from the upper story facades.
3. **Stoop Size.** Stoops shall be a minimum of 3'-0" deep and 6'-0" wide.
4. **Elevation.** Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
5. **Visible Basement.** A visible basement is permitted and shall be separated from the ground story by an expression line.
   (a) The facade of the visible basement must have a minimum transparency of 15%.
   (b) A visible basement does not count as a building story.



Figure 6.07- Stoop entrance example

6. **Entrance.** All entries shall be located off a stoop.

E. PORCH ENTRANCE

A porch is a raised, roofed platform that may or may not be enclosed on all sides. If enclosed, the space shall not be climate controlled. See Figure 6.16

1. **Transparency.**
   (a) Minimum transparency per building type is required.
   (b) If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
2. **Porch Size.** The porch shall be a minimum of 5'-0" deep and 8'-0" wide.
3. **Elevation.** Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
4. **Visible Basement.** A visible basement is permitted and shall be separated from the ground story by an expression line.
   (a) The facade of the visible basement must have a minimum transparency of 15%.
   (b) A visible basement does not count as a building story.
5. **Height.** The porch structure shall not be tall enough to obstruct the windows on the second story.
6. **Porch Roof.** The roof of the porch may be flat or pitched. The roof may include a balcony that is accessed from the second story.
7. **Entrance.** All right-of-way facing entries shall be located on a porch.



Figure 6.08 - Porch entrance example

6.7 ROOF TYPES

A. GENERAL PROVISIONS

The following provisions apply to all roof types:

1. **Intent.** To guide the design of the caps of all buildings.
2. **Applicability.** All buildings shall meet the requirements of one of the roof types permitted by building type.
3. **Measuring Height.** See Figure 6.18 for information on measuring roof height.
4. **Other Roof Types.** Other building caps not listed here as a specific roof type may be requested with the following requirements:
   (a) The building is deemed as one having special significance to Midvale City or the overall Main Street neighborhood.
   (b) The shape of the roof type shall be significantly different from those defined in this section, i.e. dome, spire, vault.
5. **Solar Energy.** Solar panels are permitted for all roof types.

6. **Appearance.** Roofs shall provide an attractive appearance considering that they may be viewed from above as a fifth facade. Equipment projections and access towers must be set back a minimum of 10'-0" from the edge of the roof.



Figure 6.09 - Parapet roof example

B. PARAPET ROOF

A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and also serves to limit the view of roof-top mechanical systems from the street.

1. **Parapet Height.** Height is measured from the outermost roof membrane or structure to the top of the parapet.
   (a) Minimum height is 2'-0" and maximum height is 6'-0".
   (b) The parapet shall be high enough to screen the roof and any roof appurtenances visible from the street.
2. **Horizontal Expression Lines.** An expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
3. **Occupied Space.** Outdoor (unenclosed) roof deck/terrace occupiable space is permitted in this roof type. Such occupiable spaces must meet fire code egress standards. The parapet wall may act as the perimeter barrier if it meets safety standards, otherwise an additional barrier is required.
4. **Rooftop Enclosures.** Rooftop enclosures are permitted in this roof type. Occupiable space may not exceed 10% or 400 square feet of the roof footprint, whichever is larger. Enclosures must maintain applicable roof setback.

C. PITCHED ROOF

This roof type is sloped, or pitched. Slope is measured with the vertical rise divided by the horizontal span or run. See Figure 6.19

1. **Pitch Measure.** The roof may not be sloped less than 4:12 (rise/run) or

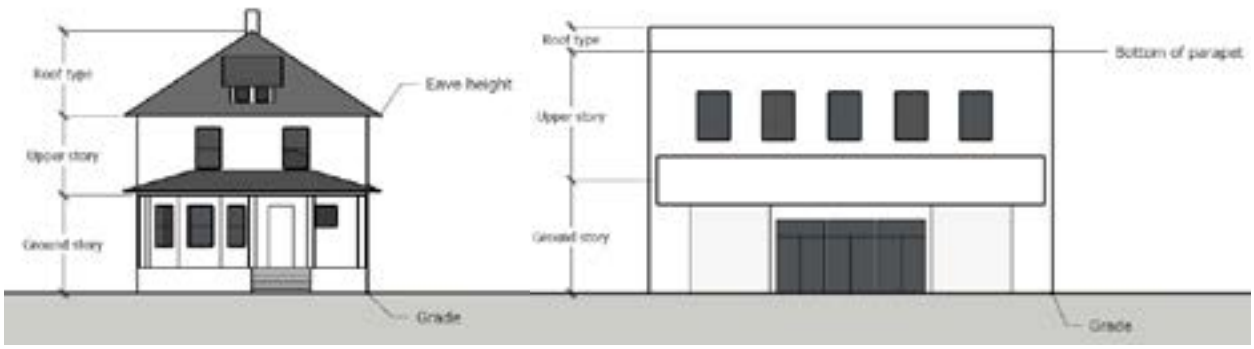


Figure 6.10 - Height measuring diagrams



Figure 6.11 - Low pitched/hipped roof example



Figure 6.12 - Parallel ridge line with gable example

more than 12:12.

2. **Configurations.** Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
3. **Parallel Ridge Line.** A gabled end or perpendicular ridge line shall occur at least every 100'-0" of roof length when the ridge line runs parallel to the front lot line. See Figure 6.20
4. **Transparency.** The upper floor transparency and blank wall limitation requirements apply to gable ends when the space within the roof is occupiable. Gable ends are exempt from these transparency requirements if there is no occupiable space within the roof.
5. **Roof height**, measured from the ridge line down to the to story, is a function of pitch measure.
6. **Occupied Space.** Occupiable attic space, the void within the roof trusses, may be incorporated within this roof type and not count as one story.



Figure 6.13 - Flat roof example

D. FLAT ROOF

This roof type has a flat roof with or without overhanging eaves. See Figure 6.21

1. **Configuration.** Roofs with no visible slope are acceptable. Eaves are required on all street facing facades.
2. **Eave Depth.** Eave depth is measured from the building facade to the outermost element of the eave. Eaves shall have a minimum depth of 0'-18".
3. **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Minimum eave height is 8 inches.
4. **Interrupting Vertical Walls** are facade walls below the eave that extend upwards through and above the top of the eave with no discernible cap.

(a) No more than one-half of the front facade can consist of an interrupting vertical wall.

(b) Vertical walls shall extend no more than 4'-0" above the top of the eave.

5. **Occupied Space.** Occupied space shall not be incorporated within this roof type.



Figure 6.14 - Tower example

E. TOWERS

A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types; towers are only allowed on permitted building types and on corner lots. For lots with two corners, the tower is only permitted on the corner with the primary street. A stair tower used for emergency and roof access is exempt from this limit. See Figure 6.22

1. **Quantity.** All building types, with the exception of the civic building, are limited to one tower per building.
2. **Tower Height.** Maximum height, measured from the top of the lower parapet or eave to the top of the tower, is limited to 1.5x the height of the upper floor of the building on which the tower is located. The tower is not included in the count for maximum number of stories.
3. **Tower Width.** Maximum width along all facades is one-third the width of the front facade or 30'-0" whichever is shorter.
4. **Horizontal Expression Lines.** A horizontal expression line shall define the tower from the upper stories, except on single family or attached house residential building types.
5. **Occupied Space.** Towers may be occupied by the same uses allowed in upper stories of the building type on which it is located.
6. **Application.** May be combined with all other roof types.
7. **Tower Cap.** The tower may be capped by the parapet, pitched, or flat roof types.

6.8 LIGHTING STANDARDS

1. **Light Source** Light sources shall be at least as efficient as LED and no greater than 4,000 K in correlated color temperature (CCT). Light levels shall be designed such that light trespass measured at the property line does not exceed 0.01 foot-candles. Light fixtures shall use a cut-off luminaire that is fully or partially shielded with no light distributed above the horizontal plane of the luminaire or into nearby residential structures. In no case shall the total lumens emitted for a single site exceed 100,000 lumens per acre.
2. **Parking Lot Lighting.** Parking lot lighting shall be designed and

constructed to comply with the following standards:

3. **Pole Height/Design**
   (a) Luminaire mounting height is measured from the parking lot or driveway surface and may range from ten (10) feet to thirty (30) feet, based on review of site plan, proposed land uses, surrounding land uses, parking area size, building mass, topography of site, and impacts on adjacent properties.
   (b) Poles and fixtures shall be black, dark brown, or another neutral color approved by the community development director.
   (c) All attempts shall be made to place the base of light poles within landscape areas.
   (d) Light poles in parking areas shall not exceed thirty (30) feet in height. Poles exceeding twenty (20) feet in height are appropriate only for parking areas exceeding two hundred stalls and not in close proximity to residential areas.

A. OTHER OUTDOOR LIGHTING STANDARDS

1. Wall-mounted lighting fixtures shall not be located above eighteen (18) feet in height unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.
2. Lighting located along pedestrian pathways or in areas primarily dedicated to human activity shall be bollard style lighting or down-directed lighting not to exceed twelve (12) feet in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.
3. In order to avoid light pollution, backlit awnings, up light spotlights, and flood lights are prohibited.
4. Street lighting shall either be chosen from the city's approved street light list or installed to match a theme set by developments within the zone or neighborhood.

B. UPGRADING PRE-EXISTING LIGHTING

An applicant must bring pre-existing lighting into compliance with this code upon application with the business license department for a change in ownership, new business in a stand-alone structure or in a multi-tenant structure in which the new business utilizes more than fifty percent of the building square footage on the site, in conjunction with an application for a building permit for any alteration, remodel or expansion of any structure on the site, or in conjunction with changes to the approved site plan.

C. LIGHTING PLAN SUBMISSION REQUIREMENTS

A lighting plan is required for all developments and must contain the following:

1. Plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, installation and

electrical details;

2. Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices that may include, but is not limited to, manufacturer catalog cuts and drawings, including section where required; and Photometric data, such as that furnished by manufacturers, or similar showing the angle of the cut off or light emission.
3. A point-by-point light plan to determine the adequacy of the lighting over the site.

6.9 ADDITIONAL DESIGN STANDARDS

This section outlines the town center design standards that affect a building's appearance and quality. The intent is to improve the physical quality of buildings, enhance the pedestrian experience, protect the character of the neighborhood, create visual interest, and contribute to its sense of place.

A. MATERIALS AND COLOR

1. **Primary Street- Facing Facade Materials.** A minimum of 80% of each facade shall be constructed of primary materials. For facades over 100 square feet, more than one material shall be used to meet the 80% requirement.
   (a) **Permitted primary building materials** include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process.
2. **Secondary Street-Facing Facade Materials.** Secondary materials on primary street-facing facades are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
   (a) Exterior Insulation and Finishing Systems (EIFS) are permitted for trim only or on upper floor facades, up to 20% of total.
3. **Roof Materials.** Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample. Membrane roofs are acceptable for flat roofs with no surface visible from the street.
4. **Color.** Main building colors shall be complementary to existing building stock, where applicable.
5. **Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the row building type.
6. **Prohibited Materials List:**
   (a) Vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block, stucco.

(b) Stucco is an allowable facade material when used on facades that do not face public streets, adjacent residential areas, or open space.

B. WINDOWS, AWNINGS, AND SHUTTERS

1. **Windows.** Transparency requirements vary by building type.
2. **Awnings.** All awnings shall be canvas, metal, glass, or wood. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings shall provide a minimum of a 8'-0" vertical clearance above ground plane.
3. **Shutters.** If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. "Engineered" wood may be approved during the site plan process.

C. DRIVE-THROUGH STRUCTURES

Drive-through structures are not permitted in any form district or with any building type.

D. METERS AND EQUIPMENT PLACEMENT

Equipment shall be screened from view and not located on a public frontage.

E. WASTE CONTAINERS

Waste containers shall be located out of public view and screened with landscaping and/or a structure that is compatible with the theme of the adjacent building.

F. RESIDENTIAL DEVELOPMENT REQUIREMENTS

Residential rental developments shall include:

1. Visitability features for at least 10% of units, including no-step entries, ADA restrooms and accessible controls.

7.0 OPEN SPACE

7.1 GENERAL REQUIREMENTS

A. INTENT

To provide open space as an amenity that promotes physical and environmental health within the community and to provide each household with access to a variety of active and passive open space types.

B. APPLICABILITY

Open space types are permitted, not permitted, or limited according to each form district. See Table 7.01

C. GENERAL REQUIREMENTS

All open spaces shall meet the following general requirements:

1. All open spaces within the Main Street FBC district shall comply with one of the **open space types** as defined in this section.
2. All open space types shall provide **public access** from a vehicular and/or pedestrian right-of-way.
3. Pocket park, town square, and park open spaces shall be **platted as a parcel or group of parcels** or, with permission from the city, may be located within a right-of-way.
4. Unless prohibited, open space types may incorporate **fencing** provided that the following requirements are met:
   (a) Fencing shall be a maximum **height** of 3'-0" unless approved by the city for such circumstances as proximity to railroad right-of-way or use around swimming pools, ball fields, and ball courts.
   (b) **Fence opacity** shall be no greater than 60%. Landscaping is exempt from this opacity requirement.
   (c) **Chain-link** fencing is not permitted, with the exception of dedicated sports field or court fencing as approved by the city.
   (d) If a fence is built along a street front, **openings**, with or without gates, shall be provided on each individual street front with a minimum spacing of one opening every 100'-0" or a minimum of one opening on street fronts that are less than 100'-0".
5. **Ownership** of all open space types may be either be public or private.
6. **Parking** shall not be required for an open space type, unless a use other than open space is determined by the city.

Table 7.01 - Open Space Types by Form District

OPEN SPACE TYPE	FORM DISTRICT	
	MS	TCC
1. Pocket Park	P	P
2. Town Square	P	P
3. Park	P	P
4. BTZ Pedestrian Space	L	L

P = Permitted | N = Not Permitted

L = Limited by Building and Frontage Type

7. **Continuity** of connections to existing or planned trails or open space types shall be made when the open space abuts key trail corridors or another open space type.

D. DEFINITION OF REQUIREMENTS

The meaning and usage of terminology is not universal. Some of the terms in this FBC are used differently in other contexts. The definitions provided in this FBC are specific to how they are used within the FBC. These definitions are not subject to multiple interpretations and shall not be altered.

The following further explains or defines the requirements for each open space type. Refer to Tables 7.02 through 7.05 for the specific requirements of each open space type.

1. **Dimensions**
   (a) The **minimum area** of all open space types is measured within the lot lines of the property.
   (b) The **maximum area** of all open space types is measured within the lot lines of the property.
   (c) The **minimum dimension** requirement is a way to make sure that size of an open space is not too small for its particular open space type. The minimum dimension for all open space types is derived from overlaying the open space plan with two straight lines that intersect at right angles and whose endpoints are at the outer property lines. The first line is placed at the longest distance across the open space. The second line crosses the first line at a right angle at the place on the first line that follows the longest distance in the direction perpendicular to the first line. The "minimum dimension" is the shorter of these two lines. Figure 7.01 shows three examples of measuring the minimum dimension.
2. The **minimum access** requirement ensures access and visibility for the open space. It is described in two ways:
   (a) The **percentage** of the total perimeter that must be adjacent to a public right-of-way.
   (b) The minimum number of and/or spacing between **access points** into the open space.
3. **Adjacent lots** are those which are directly adjacent to or directly across the street from an open space.
   (a) The **adjacent form district** requirement places a restriction on open spaces which are located adjacent to a form district boundary. The given open space type is permitted to be adjacent to the listed form district(s) .

(b) The preferred **orientation of adjacent lots** is toward the open space. The given open space type is permitted adjacent to, or across the street from, the listed property line type(s).

4. **Improvements** of the following types may be permitted in an open space.

(a) **Sports fields** are fields or courts that are designed for one or more specific sports.

(i) Sports fields areas are limited in size, expressed as a maximum percentage of the total park area.

(ii) Paved sports courts do not count toward pavement requirements.

(b) **Playgrounds** are a defined areas with play structures and equipment, such as slides, swings, and climbing structures, typically for children under 12 years old.

(c) **Structures**

(i) **Fully enclosed inhabitable structures** are permanent structures with a roof and walls with closeable doors that fully enclose the space. They are intended for uses such as, but not limited to, park offices, maintenance sheds, community centers, and rest rooms.

(ii) **Open-air inhabitable structures** are permanent structures with a roof or overhead covering and partially or fully open sides. Examples include, but are not limited to, gazebos, pavilions, pergolas, and shade structures.

(iii) **Landscape structures** are permanent uninhabitable structures that are used for aesthetic purposes or active uses that are not a sports field/court or playground. Examples include, but are not limited to, water features, monuments, sculptures, splash pads, climbing walls, and skate parks.

(d) The **pavement requirements** are expressed as percentages of the total area of the open space, as measured within the lot boundaries. Paved areas may use impervious and/or semi-pervious paving materials. Three percentages are given:

(i) The **minimum total area** is the smallest permitted paved area and includes the sum of both impervious and semi-pervious paved areas.

(ii) The **maximum total area** is the largest permitted paved area and includes the sum of both impervious and semi-pervious paved areas.

(iii) The **maximum impervious pavement area** is the largest area permitted to be paved with impervious paving materials. This maximum impervious pavement percentage is lower than the maximum total percentage so the use of semi-pervious areas are required to reach the maximum total paved area. With no minimum for impervious paved area, the maximum total area may

be reached by using only semi-pervious materials.

(iv) **Paved sports courts** are not counted in the pavement requirement percentages.

(e) **Lighting** makes open spaces useful after sunset and improves night-time safety. Each open space type requires lighting but the amount and type of lighting differs with each open space type and design. The following principles apply to open space lighting:

(i) **Light sources shall be at least as efficient as LED** and no greater than four thousand K in correlated color temperature (CCT). Light levels shall be designed such that light trespass measured at the property line does not exceed 0.01 foot-candles. Light fixtures shall use a cutoff luminaire that is fully or partially shielded with no light distributed above the horizontal plane of the luminaire or into nearby residential structures. In no case shall the total lumens emitted for a single site exceed one hundred thousand lumens per acre.

(ii) Wall-mounted lighting **fixtures shall not be located above eighteen (18) feet in height** unless being used as building accent lighting. Fixture styles and finishes shall compliment the building exterior.

(iii) Lighting located along pedestrian pathways or in areas primarily dedicated to human activity **shall be bollard style lighting or down-directed lighting** not to exceed twelve (12) feet in height. Pedestrian lighting shall be coordinated through each project and shall complement adjacent projects to the greatest extent practical.

(iv) **Light poles** for pedestrian areas shall be mounted on shorter pedestrian scale light poles, not the taller vehicular scale poles. Hybrid poles, with both an upper vehicular fixture and lower pedestrian fixture, are permitted along streets. Large areas that need to be lit, such as squares and sports fields, may use taller light poles for wider coverage.

(f) **Seating** is an important component of all open spaces, it encourages people to stop and spend time in the open space rather than just pass through and allows people with different mobility and physical needs to enjoy the open space. Each open space type requires seating but the amount and type of seating differs with each open space type and design. The following principles apply to open space seating:

(i) **Seat counts** for manufactured seat furniture shall be counted according to the manufacturer's specifications. For built-on-site seating, such as seat walls, steps, and benches, each 2'-0" of linear seating shall be considered one seat.

(g) **Landscaping** refers to areas that are planted with live plants. These areas are subdivided into lawns (expanses of turf grass) and planted areas (plants that are not turf grass). Trees can be planted in both lawns and planted areas. Landscape designs will vary widely between open space types and are based on specific site characteristics and design goals.

(h) **Bicycle facilities** located in open spaces are an important part of the active transportation network. The amount and type of bicycle facilities differs with open space type and design. The following principles apply to open space bicycle facilities:

(i) Bicycle rack **locations** shall be convenient to rights-of-way or other connections to the active transportation network, be visible in the day time and well-lit at night in order to deter bike theft.

(ii) Each bicycle rack shall have an appropriate amount of **clear space** around it so that loading and unloading a bicycle from the rack shall not impede any adjacent pedestrian walkway.

(iii) Bicycle racks with permanent **coverings** are encouraged.

5. **BTZ pedestrian space** is the space between the primary facade of a building and the adjacent right-of-way property line when the facade is located within the BTZ and away from the property line. BTZ pedestrian space is not required. Buildings with primary facades located directly on the right-of-way property line have no BTZ pedestrian space.

(a) **BTZ pedestrian space regulations apply only to the general, limited bay, and civic building types and only along primary frontages.**

(b) **Depth** is measured from the right-of-way property line, perpendicular to the property line, to the portion of the building facade that is furthest from the property line.

(c) May include **paved areas and/or planted areas**.

(i) BTZ pedestrian spaces must include **paved walkways/ driveways** to all pedestrian and vehicular entrances in the facade.

(ii) Planted areas shall be enclosed with **0'-6" high curbing**.

(iii) **Trees are not permitted** in any BTZ pedestrian space.

(d) Must be **open to the street** and shall only be enclosed by the primary building facade.

(i) Shall not be enclosed with any overhead roof structure or building mass. Shade structures are permitted.

(ii) Shall not be enclosed with any fencing, walls, or hedges.

(e) Shall be **open to public use**.

E. STORMWATER IN OPEN SPACE TYPES

Stormwater management structures, such as storage and retention facilities, may be integrated into open spaces and used to meet stormwater requirements for surrounding lots.

1. **Stormwater features** in open spaces may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design. Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
2. A **qualified professional** such as a landscape architect, certified landscape designer, or civil engineer shall prepare and/or review plans for any open space that incorporates stormwater features.

7.2 POCKET PARK

A. INTENT

Pocket park areas may be appropriate in certain areas of the district. These parks may be very narrow or otherwise constrained in ways that would make a more traditional larger park unfeasible.

B. GENERAL REQUIREMENTS

Pocket parks should be strategically located, if possible. Pocket parks are an valuable temporary use on lots that are undeveloped.

Table 7.02 - Pocket Park Requirements		
DIMENSIONS		
1. Minimum Area		0.1 acres
2. Maximum Area		0.25 acres
3. Minimum Dimension		none
4. Minimum Access		1 pedestrian entry to right-of-way every 20'-0" of frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		side, rear
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		not permitted
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	15%
	11. Maximum Total Area	30%
	12. Maximum Impervious Pavement Area	20%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 200 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas at maturity (Trees not included)
16. Trees		1 / 1,000 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.



Figure 7.02 - Pocket park example

Table 7.03 - Town Square Requirements		
DIMENSIONS		
1. Minimum Area		0.5 acres
2. Maximum Area		2.0 acres
3. Minimum Dimension		35'-0"
4. Minimum Access		50% of perimeter open to street frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		MS, TCC, SC
6. Adjacent Lot Lines		front
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		not permitted
8. Playground		not permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, kiosk
Paving	10. Minimum Total Area	30%
	11. Maximum Total Area	75%
	12. Maximum Impervious Pavement Area	50%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 150 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas at maturity (Trees not included)
16. Trees		1 / 400 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.



Figure 7.03- Public square example

Regulations for the pocket park open space type are defined in Table 7.02.

7.3 TOWN SQUARE

A. INTENT

A high quality town square space can become the 'heart' of a community, when located effectively and with the right amount of attention given to how the space is used and designed. Town squares do not need to be large in size, but should be well located in the most highly concentrated and pedestrian-oriented parts of the community.

B. GENERAL REQUIREMENTS

Town squares should be well-designed, and located in visible, and easily accessed places. Town squares shall be fronted by public streets or primary building facades, and surrounded by activity on all sides. Town squares may not be located behind parking lots.

Regulations for the town square open space type are defined in Table 7.03.

Table 7.04 - BTZ Pedestrian Space Requirements	
DIMENSIONS	
1. Minimum Depth	none
2. Maximum Depth	BTZ depth
3. Minimum Width	none
4. Maximum Width	length of primary frontage
FRONTAGE AND BUILDING TYPES	
5. Permitted Frontage Types	primary
6. Permitted Building Types	general, limited bay, civic
IMPROVEMENTS	
7. Permitted Structures	monument, sculpture, water feature
8. Minimum Paved Area	1 walkway per pedestrian entrance 1 driveway per vehicular entrance
9. Lighting	permitted, bollard lights, landscaping lights, 16'-0" max. pole fixture height
10. Seating	permitted
11. Landscaping	50% min. live plant coverage in planted areas at maturity (Trees not included)
12. Bicycle Facilities	permitted

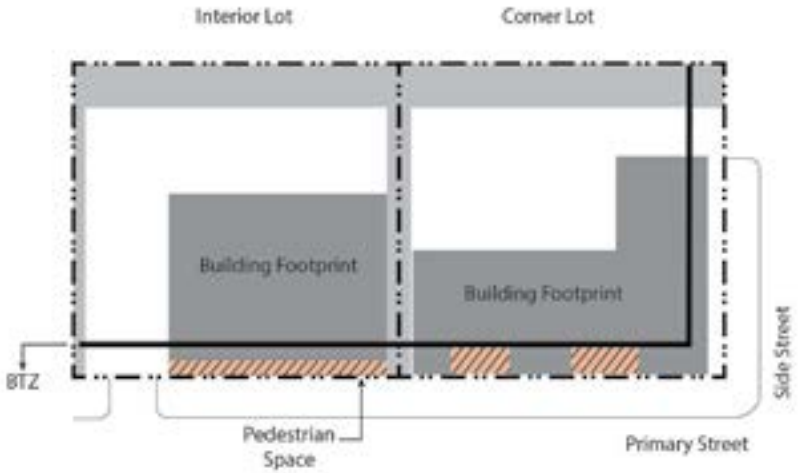


Figure 7.04 - BTZ pedestrian space diagram. Not to scale.

7.4 BTZ PEDESTRIAN SPACE

A. INTENT

Pedestrian space within the BTZ is an extension of the pedestrian realm public space. They are an effective way to improve the appearance, function, and experience of the streetscape. These small pedestrian spaces provide distinction to individual buildings, spatial diversity within building facades, and functional outdoor space for activities like cafes, seating, and displays.

B. GENERAL REQUIREMENTS

BTZ pedestrian space is not required. These BTZ pedestrian space requirements apply only to the general, limited bay, and civic building types and only along primary frontages.

The location, size, quantity, and proportions of any BTZ pedestrian spaces shall take into consideration the specific features of the facade, including facade bay configuration, entrance type and quantity, and both major and minor division features.

Regulations for the BTZ pedestrian space open space type are defined in Table 7.04.

7.5 PARK

A. INTENT

Park space is important to every community but it must be located and designed in order to be used by a variety of users at all times of the day and all days of the week. Park space should be oriented to pedestrian networks including convenient access to trail networks.

B. GENERAL REQUIREMENTS

Parks should be designed to be sensitive to community limitations on water usage and maintenance resources. Parks should be appropriately scaled to focus on neighborhood usage and be open to and welcome all users.

Parks are only permitted to be constructed by City for County or public use.

Regulations for the park open space type are defined in Table 7.05.

Table 7.05 - Park Requirements		
DIMENSIONS		
1. Minimum Area		none
2. Maximum Area		none
3. Minimum Dimension		80'-0"
4. Minimum Access		25% of perimeter open to street frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		front, side
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		basketball, tennis, volleyball, pickleball
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	10%
	11. Maximum Total Area	25%
	12. Maximum Impervious Pavement Area	15%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 250 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas
16. Trees		1 / 500 sq. ft.
17. Bicycle Facilities		1 rack / 600 sq. ft.



Figure 7.05 - Park example

8.0 LANDSCAPING

8.1 GENERAL REQUIREMENTS

A. INTENT

The landscape standards outlined in this section are designed to meet the following set of goals.

1. To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets and to create a buffer between pedestrian and vehicular travel lanes.
2. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
3. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
4. To shade large expanses of pavement and reduce the urban heat island effect.

B. APPLICABILITY

Landscaping, trees, and buffers shall be installed as detailed in this section.

1. **General Compliance.** Application of this section to existing uses shall occur with the following developments.
   (a) Any development of **new or significant improvements** to existing parking lots, loading facilities, and driveways. Significant improvements include new driveways, new spaces, new medians, new loading facilities, or complete reorganization of the parking and aisles.
   (b) **Alteration** to an existing principal or accessory structure that results in a change of 15% or more in the structure's gross floor area.
   (c) When compliance is triggered for existing parking lots, landscape improvements shall take precedence over **parking requirements**.
2. **Landscape buffers** are required according to the provisions in this section with the following exceptions.
   (a) **Shared Driveways.** Buffers shall not be required along a property line where a curb cut or aisle is



Figure 8.01 - Planted median example

shared between two adjoining lots.

(b) **Points of Access.** Buffering is not required at driveways or other points of access to a lot.

3. These provisions do not apply to **temporary uses**, unless determined otherwise by the City.

8.2 LANDSCAPING INSTALLATION

A. INTENT

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

B. APPLICABILITY

These provisions apply to landscape installation as required by this section.

C. GENERAL INSTALLATION REQUIREMENTS

The installation of landscaping shall adhere to the following standards.

1. **National Standards.** Best management practices and procedures according to the nationally accepted standards shall be practiced.

   (a) **Installation.** All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.

   (b) **Maintenance and Protection.** All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.

2. **Installation.** Landscaping shall be fully installed prior to the issuance of a certificate of completeness.

   (a) If **seasonal conditions** preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to the installation costs as estimated by a qualified professional.

   (b) **Complete installation** is required within nine months of the issuance of the temporary certificate of completeness or occupancy permit or the cash escrow or letter of credit may be forfeited.

3. **Condition of Landscape Materials.**



Figure 8.02 - Example of waterwise landscape with good plant variety and plant coverage

The landscaping materials used shall be:

(a) Healthy and hardy with a good root system.

(b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.

(c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.

(d) Appropriate for the conditions of the site, including slope, water table, and soil type.

(e) Protected from damage by grates, pavers, or other measures.

(f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.

(g) Species native or naturalized to the Wasatch Front, whenever possible.

4. **Compost, mulch, and organic matter** may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
5. **Establishment.** All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

D. GROUND PLANE VEGETATION

All unpaved areas shall be covered by one of the following:

1. **Planting Beds**

(a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials.

(b) Planting beds shall be planted such that a minimum of 50% their area is covered by live plant material, at plant maturity. Tree canopies are not included in coverage calculations.

(c) Nonliving materials, such as colored gravel or organic mulch, are permitted to be visible in no more than 50% of a bed area. Mulch depth should be a minimum of 3".

(d) Annual beds must be maintained seasonally and replanted as necessary.

2. **Turf grass is not permitted** in any of the three landscape zones described in this chapter.
3. Planting beds should be designed and maintained to provide adequate **visibility**.



Figure 8.03 - Low plantings provide adequate visibility at intersections

(a) Planting plans around known signage locations shall select low growing plants to provide long term **sign visibility** with minimal maintenance.

(b) Planting beds near pedestrian and vehicular intersections should be designed to maintain safe **sight lines** for pedestrians and drivers.

E. TREE INSTALLATIONS

1. **Tree Measurement.** New trees shall be measured at six inches above the mean grade of the tree's trunk when four inch caliper or less and twelve inches for tree trunks above four inches, and noted as caliper inches throughout this ordinance.
2. **Tree Maintenance.** Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
3. **Tree Size.** All trees to be installed to meet the requirements of this section shall be a minimum of 2 inch caliper at the time of installation.
4. **Structural Soil and Soil Cells.** When a tree is to be planted within a park strip or paved area such as a plaza (and the pavement is not yet installed), structural soil is required underneath the adjacent pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam,

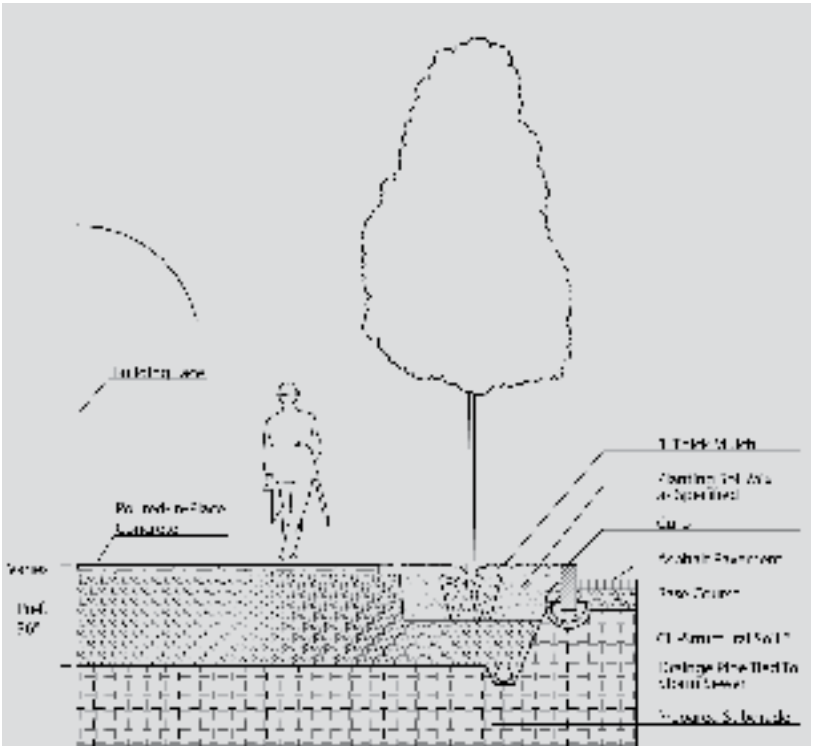


Figure 8.04 - Street tree structural soil diagram

and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits.

5. **Energy conservation** can be enhanced by plant placement. Plantings shall be designed to reduce the energy consumption needs of the development.
   (a) **Deciduous trees** should be placed on the south and west sides of buildings to provide shade from the summer sun and allow heat from the winter sun to reach the buildings.
   (b) **Evergreen plants** and other plant materials should be concentrated on the north side of buildings to dissipate the effect of winter winds.

F. IRRIGATION SYSTEMS

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

1. All irrigation systems shall be designed to **minimize the use of water**.
2. Non-residential landscape irrigation shall have an automatic clock-activated permanent **controller**.
3. The irrigation system shall provide **sufficient coverage** to all landscaped areas.
4. The irrigation system shall **not spray or irrigate impervious surfaces**, including sidewalks, driveways, streets, and parking and loading areas.
5. All systems shall be equipped with a **back-flow prevention device**.
6. All mechanical systems including controllers and back-flow prevention devices shall be properly **screened from public view**.
7. Irrigation systems shall be smart and weather-based instead of clock-based. A WaterSense label is recommended.

G. MAINTENANCE OF LANDSCAPE

All landscaping shall be maintained in good condition at all times to ensure a healthy and orderly appearance.

1. All required landscaping shall be **maintained** to adhere to all requirements of this ordinance.
2. **Unhealthy plants** shall be replaced with healthy, live plants by the end of the next applicable growing season. This includes all plant material



Figure 8.05 - Park strip landscaping example

Table 8.01 - Small Street Trees - for use under power lines	
1. Crabapples (fruitless only)	2. Whitebeam Mountain Ash
3. Golden Raintree	4. Eastern Redbud
5. Japanese Tree Lilac	6. Hedge Maple
7. Amur Maple	8. Rocky Mountain Maple
9. Tatarian Maple	10. Green Mountain Ash
11. Dwarf Littleleaf Linden	12. Zelkova

Table 8.02 - Small Street Trees For landscape zones that are less than 5'-0" wide	
1. Any of the trees in the power line tree list, Table 8.01	
2. Amur Chokecherry	3. Turkish Filbert
4. Thornless Hawthorn	5. Netleaf Hackberry
6. European Mountain Ash	7. Paperbark Maple
8. Red Horsechestnut	9. Hardy Rubber Tree
10. Kwanzan Cherry	

Table 8.03 - Medium Street Trees For landscape zones between 5'-0" and 8-0"' wide	
1. Hedge Maple	2. Velvet Ash
3. Littleleaf Linden	4. Yellowwood
5. Lacebark Elm	6. Fairview Maple
7. Pyramidal Hornbeam	8. Chinese Fringe Tree
9. Thornless Honeylocust	10. Frontier Elm
11. Briotii Horsechestnut	12. Sensation Boxelder
13. Manchurian Ash	14. Purple Robe Locust

Table 8.04 - Large Street Trees For landscape zones wider than 8'-0"	
1. American Linden	2. Patmore Seedless Ash
3. Common Hackberry	4. Red Oak
5. English Oak	6. Silver Linden
7. European Beech	8. Sycamore Maple
9. Ginkgo (male variety only)	10. Accolade Elm
11. Japanese Zelkova	12. Cimmaron Ash
13. Marshall Seedless Green Ash	14. Thornless Honeylocust
15. Japanese Pagoda Tree	16. Kentucky Coffeetree
17. London Planetree	18. Sterling Silver Linden

that shows dead branches over a minimum of 25% of the normal branching pattern.

3. The owner is **responsible for the maintenance**, repair, and replacement of all landscaping, screening, and curbing required herein.
4. Maintenance shall **preserve at least the same quantity, quality**, and screening effectiveness as initially installed.
5. **Fences, walls, and other barriers** shall be maintained in good repair and free of rust, flaking paint, graffiti, and broken or damaged parts.
6. **Tree topping** is not permitted. When necessary, crown reduction thinning or pruning is permitted.
7. All landscaped areas regulated by this ordinance may be **inspected** by the City.

8.3 STREET TREES

A. INTENT

To line all streets with a consistent and appropriate planting of trees to establish tree canopy for environmental benefit and a sense of identity for all streets.

B. APPLICABILITY

The requirements herein apply to the reconstruction and new construction of all streets.

C. MINIMUM STREET TREE REQUIREMENTS

The following standards apply to the installation of street trees.

1. The minimum **clear branch height** in the MS and TCC districts is 8'-0".

2. **Street tree species** shall be selected according to the conditions of the park strip and in compliance with Tables 8.01 through 8.05. A certified arborist may recommend species to be approved by the City on a per project basis.
3. **Street tree spacing** requirements are defined by street type. See Section 4.0
4. Street trees may be planted in **tree wells with grates or in planting beds**, as defined by street type. See Section 4.0

D. STREETSCAPE DESIGN

Street trees are located in the public right-of-way and are included in the streetscape design for each street. See Section 4.0 for the streetscape design requirements.

Table 8.05 - Prohibited Street Trees	
1. Aspen	2. Fruit-bearing trees
3. Balm of Gilead	4. Nut-bearing trees
5. Gambel Oak	6. Birch (all species)
7. Mayday Tree	8. Black Locust
9. Mulberry (all species)	10. Common Box Elder
11. Russian Olive	12. Catalpa
13. Saskatoon Serviceberry	14. Chinese Date
15. Cottonwood (all species)	16. Silk Tree
17. Flowering Plum	18. Conifers (all species)
19. Willow (all species)	

8.4 LANDSCAPE AREAS

A. INTENT

To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses. This is accomplished by defining three different types of landscape areas. These areas help to screen, separate, and define the edges of a lot and the interior of surface parking lots.

The three landscape areas are:

1. Parking Lot Frontage Buffers
2. Parking Lot Interior Landscape
3. Side and Rear Landscape Buffers

Table 8.06 - Parking Lot Landscape Buffer Requirements	
BUFFER REQUIREMENTS	
1. Depth	5'-0" min.
2. Location	required where a parking lot abuts a street frontage
PLANTING REQUIREMENTS	
3. Trees	required 30'-0" on center where there is efficient space for a buffer tree to be planted at the halfway point between street trees, on street side of fence when a fence is present
4. Ground Plane Vegetation	buffers are required to be planted with live plants with at least 50% coverage at maturity
FENCING (OPTIONAL)	
5. Height	3'-0" min. - 4'-0" max.
6. Location	2'-0" offset from parking lot outer curb
7. Opening	1 pedestrian opening allowed per street frontage, 4'-0" minimum width

8.5 PARKING LOT FRONTAGE BUFFERS

A. INTENT

Landscaped buffers around parking lots are designed to reduce the visual impact of vehicular areas on public streets and adjacent properties.

B. APPLICABILITY

Applies to properties in all form districts where a parking lot abuts a street frontage.

Regulations for the parking lot frontage buffer landscape area type are defined in Table 8.06.



Figure 8.06 - Parking lot frontage buffer diagram. Not to scale.

8.6 PARKING LOT INTERIOR LANDSCAPE

A. INTENT

Landscaped areas within parking lots are designed to provide shade, minimize stormwater runoff, and improve the appearance of parking lots.

B. APPLICABILITY

All surface parking lots with **fourteen or more parking spaces** shall provide landscaping in accordance with the provisions of this section.

Regulations for the parking lot interior landscape area type are defined in Table 8.07.

Table 8.07- Parking Lot Interior Landscape Requirements	
LANDSCAPE ISLAND REQUIREMENTS	
1. Locations	1 island at the ends of each row/parking bay, including parking lot corners + 1 island every ten stalls in each row/bay,
2. Width	5'-0" min. width + structural soil area, 10'-0" radius from tree center, required for trees planted in any island narrower than 15'-0" wide
PLANTING REQUIREMENTS	
3. Trees	1 large shade tree / island min.
4. Ground Plane Vegetation	islands are required to be planted with live plants with at least 50% coverage at maturity

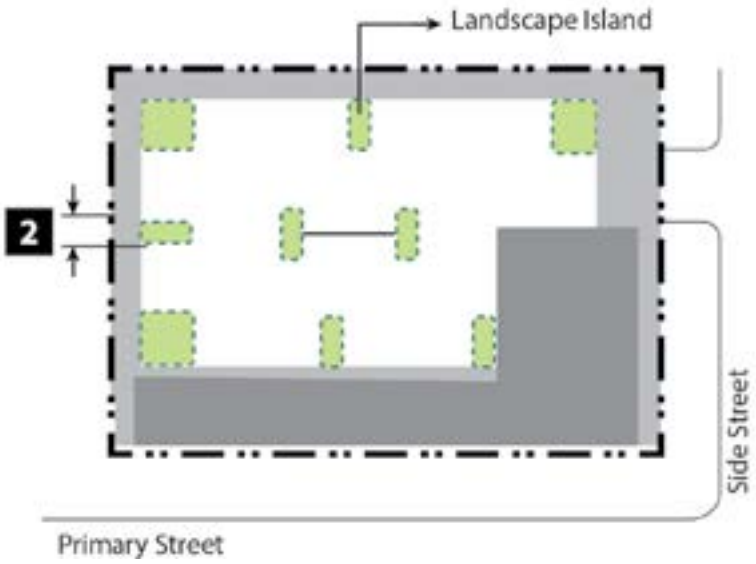


Figure 8.07 - Parking lot interior landscaping diagram. Not to scale.

Table 8.08 - Side & Rear Landscape Buffer Requirements	
DEPTH & LOCATION	
1. Locations	required along side and rear lot lines (not along street frontages or across driveways)
2. Depth	5'-0" min.
LANDSCAPE REQUIREMENTS	
3. Trees	1 tree / 30'-0" of side and rear lot lines
4. Hedge Option	A continuous double row of shrubs planted in the space between trees. Individual shrubs to have a minimum mature width of 3'-0" and minimum mature height of 4'-0" planted at no more than 3'-0" on center.
5. Fence Option	An opaque fence with a minimum height of 6'-0" to be installed adjacent to the lot line. The buffer on the interior side of the fence is required to be planted with live plants with at least 50% coverage at maturity.

Each side and rear buffer must use either the hedge or fence option.

8.7 SIDE AND REAR LANDSCAPE BUFFERS

A. INTENT

Landscaping along the rear and sides of a lot are designed to minimize negative impacts between adjacent developments and provide softening and screening between properties.

B. APPLICABILITY

These landscape buffers are required in **all developments with ground floor non-residential uses** within the district.

Approved shared parking lots are exempt from side and rear landscape buffer requirements when the parking lot straddles a side or rear lot line. See section 9.2-C

Regulations for the side and rear landscape buffer landscape area type are defined in Table 8.08.

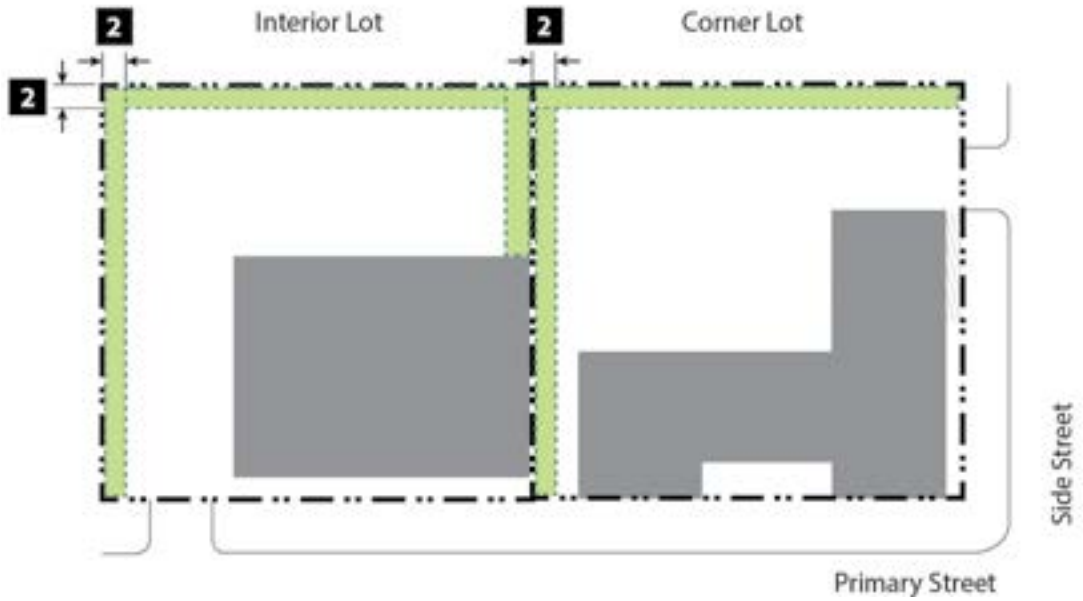


Figure 8.08 - Side and rear landscape buffer diagram. Not to scale.

9.0 PARKING

9.1 GENERAL REQUIREMENTS

A. INTENT

These provisions are established to accomplish the following:

1. Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of uses.
2. Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent uses and form districts.
3. Provide specifications for vehicular site access.

B. APPLICABILITY

This section shall apply to all new development and changes in use or intensity of use for existing development, in any form district.

1. **Compliance** with these required standards outlined shall be triggered by the following circumstances:
   (a) **Development** of all new parking facilities, loading facilities, and driveways.
   (b) **Improvements** to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
   (c) **Change in use** requiring a change in the amount of parking.
2. **Damage or Destruction.** When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished based on the requirements of this section.
3. **Site Plan Approval.** Parking quantities and parking design and layout shall be approved through the site plan approval process.

9.2 PARKING REQUIREMENTS

A. GENERAL REQUIREMENTS FOR PARKING

1. **Accessible Parking.** Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
2. **Approved Unlisted Uses.** Upon receiving a site plan approval, occupancy certificate, or other permit application for a use not specifically addressed in section 3.0, the city is authorized to apply off-street parking standards specified for the use deemed most similar to the proposed use. In instances where an equivalent may not be clearly determined, the city may require the applicant to submit a

Table 9.01 - Vehicular Parking Requirements by Use & Form District			
USE CATEGORY	**PARKING REQUIREMENT**		**CALCULATION UNIT**
	MS	**TCC**	
RESIDENTIAL & LODGING			
1. Single Family & Multifamily (Studio/1 Bedroom)	1.0 max.	1.0 max.	per dwelling unit
2. Multifamily (2 Bedrooms)	1.5 max.	1.5 max.	per dwelling unit
3. Multifamily (3+ Bedrooms)	2 max.	2 max.	per dwelling unit
4. Hotel & Inn	1.0 max. 1.0 max.	1.0 max. 1.0 max.	per room + per 200 sq. ft. office & dining
5. Residential Care	n/a	0.5 max. 0.75 max.	per rooming unit + per employee
CIVIC & INSTITUTIONAL			
6. Assembly (Public & Private)	0.2 max.	0.25 max.	per seat (capacity)
7. Transit Station	TBD	TBD	per city planning staff
8. Medical/Dental Clinic	1.25 max. 0.75 max.	1.5 max. 1.0 max.	per treatment room + per employee
9. Library/Museum/Post Office	0.75 max.	1.0 max.	per 600 sq. ft.
10. Police & Fire	n/a	n/a	per city planning staff
11. School: Pre-K through Junior High	1.0 max. 0.75 max.	1.0 max. 1.0 max.	per classroom + per 200 sq. ft. office space
12. School: High School & Higher Education	1.0 max. 0.75 max. 0.15 max.	1.0 max. 1.0 max. 0.2 max.	per classroom + per 200 sq. ft. office space + per student
RETAIL			
13. General Retail	1.0 max.	1.25 max.	per 300 sq. ft.
14. Neighborhood Retail	0.75 max.	1.0 max.	per 300 sq. ft.
SERVICE			
15. General Service	0.5 max.	0.75 max.	per 250 sq. ft.
16. Neighborhood Service	0.5 max.	0.75 max.	per 250 sq. ft.
17. Bars & Restaurants	0.5 max. 0.75 max.	0.5 max. 0.75 max.	per seat (capacity) + per employee
OFFICE & INDUSTRIAL			
18. Office/Professional	1.0 max.	1.0 max.	per 200 sq. ft.
19. Craftsman/Industrial	n/a	1.0 max. 1.5 max.	per 500 sq. ft. retail space + per 1,000 sq. ft. production space
SITE USES			
20. Open Space	TBD	TBD	per city planning staff

n/a = use is not permitted in the given form district | TBD = to be determined by city planning staff

parking study or other evidence that will help determine the appropriate requirements.

B. REQUIRED VEHICULAR AND BICYCLE PARKING

Table 9.01 contains the vehicular parking requirements and Table 9.02 outlines the bicycle parking requirements.

1. Parking requirements are **organized by use and form district**.
   (a) Parking requirements are provided by use sub-category and form district; these numbers are applicable for all of the uses within each sub-category.
2. The **parking requirment** columns in Table 9.01 indicates maximum or minimum required off-street parking ratios, which may be subject to credits and other reductions, as detailed in this section.
3. Table 9.02 indicates the minimum **bicycle parking** ratio for each given use.
4. **Computation.** Off-street parking spaces shall be calculated using the following information.
   (a) **Area Measurements.** The following units of measurements shall be utilized to calculate parking requirements.
      (i) **Dwelling/Rooming Unit.** Parking standards for residential uses shall be computed using dwelling unit, rooming unit, or room as the unit of measure, unless otherwise stated.

Table 9.02 - Bicycle Parking Requirements

USE CATEGORY OR TYPE	MINIMUM REQUIRED BICYCLE PARKING SPACES
1. Multifamily	the greater of either 4 spaces or .05 spaces / bedroom
2. Civic & Institutional	2 spaces + 1 / each additional 10,000 sq. ft.
3. Retail	2 spaces + 1 / each additional 5,000 sq. ft.
4. Service	2 spaces + 1 / each additional 5,000 sq. ft.
5. Office/Professional	2 spaces + 1 / each additional 10,000 sq. ft.
6. Open Space	per city planning staff



Figure 9.01 - Bicycle parking example

(ii) **Net Leasable Floor Area.** Unless otherwise expressly stated, parking standards for non-residential uses shall be computed using net leasable floor Area. This means gross floor area excluding common hallways, mechanical and storage areas, and restrooms.
Occupancy- or Capacity-Based Measurements.

Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.

(iii) **Bench Seating.** For uses in which users occupy benches, pews, or other similar seating facilities, each 24 inches of such seating shall be counted as one seat.

(b) **Fractions.** When computation of the number of required off-street vehicular parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

(c) When there are **multiple uses on a lot**, spaces shall be calculated as an amount equal to the combined requirements for all uses on the lot.



Figure 9.02 - Shared parking example

10.0 SIGNAGE

10.1 GENERAL REQUIREMENTS

A. INTENT

This section seeks to enhance the economic and aesthetic appeal of the town center neighborhood through the reasonable, orderly, safe, and effective display of signage. Signage should contribute to the identity and brand of the town center.

B. GENERAL REQUIREMENTS

Compliance with the regulations outlined shall be attained under the following situations:

1. **Newly Constructed or Reconstructed Signage.** All new signs and structural improvements to existing signs shall comply with these regulations.
2. **Change in Use for Single Business Signage.** For signage serving one business, whenever the existing use is changed to a new use requiring any change of signage content, the new sign and sign content shall comply with these regulations.
3. **Maximum Sign Area.** Unless otherwise specified, the total area of all permanent signage associated with any building shall be 15% of the area of the primary building facade.
4. **Sign Quantity.** Indicates the number of signs permitted per building unit such as quantity per facade bay or a percentage of window square footage.
   (a) **Multiple sign types** may be used on the same building when the sign quantity indicates 1 max. / facade bay and indicates that the quantity is cumulative across sign types. Any mix of such sign types is permitted on a single building as long as the maximum quantity per facade bay is maintained for the entire building.
5. **Sign Location.** Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.
   (a) Certain sign types may **project beyond a property line** into the right-of-way or into public property.

Table 10.01 - Sign Type by Form District

SIGN TYPE	FORM DISTRICT	
	MS	TCC
1. Wall	P	P
2. Awning	P	P
3. Hanging/Projecting	P	P
4. Monument	N	N
5. Freestanding Post	N	P
6. Directory	N	N
7. Window	P	P

P = Permitted | N = Not Permitted

(b) No sign shall be attached to a utility pole, traffic pole, tree, standpipe, gutter, drain, or other vertical support structure that was not purpose built to support the sign.

(c) Signs shall be erected so as to **permit free ingress to and egress** from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.

(d) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.

(e) Signs oriented to the pedestrian realm are required for each entryway on a public street. These signs should be mounted at a comfortable height and be clear and legible from the close range at which a pedestrian encounters the sign. The bottom edge of each sign should be no higher than 9'-0" from the ground plane, and shall not exceed a total area of 25 square feet.

6. **Illumination.** All signs shall be illuminated according to the following provisions unless otherwise stated:

(a) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for electronic message boards for marquee signs.

(b) **Individual letters or logos** may be internally illuminated as permitted per each sign type; when this type of lighted lettering is used, no other portion of the sign shall be internally illuminated.

(c) Gas-discharge tube signage, commonly known as "neon signs," is not permitted.

(d) Marquee signs, with either electronic or manually changed lettering, are permitted unless otherwise prohibited.

(e) When an **external artificial light source** is used to illuminate a sign, the lamp (or bulb) shall be

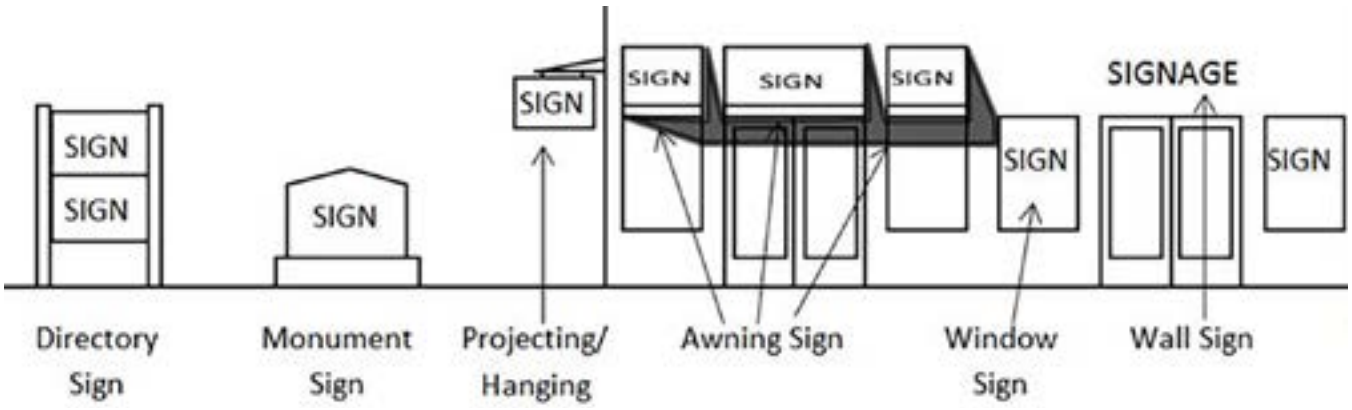


Figure 10.01 - Sign types diagram. Not to scale.

located, shielded, and oriented so as to not be visible from any public street or private residence.

(i) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 1'-6" from the face of the sign.

(ii) Sign output counts towards minimum light output per property. (See 100k lumen limit)

(iii) Light must be directed downward with no light transmitted above horizontal plane of luminaire.

7. **Temporary Signs.** The following standards apply to temporary signage:

(a) Each non-residential tenant may be allowed one temporary A-frame sign.

(b) Temporary signs shall not be located in the public right-of-way or clear view area.

(c) Temporary sign exposure is limited to three 30 day periods per year.

(d) Temporary signs shall not count toward the requirements of any other sign type.

8. **Double sided signs** are permitted with certain sign types. A double sided sign has two sign faces of equal dimensions that are coplanar and face in opposite directions.

(a) When a double sided sign is permitted the sign area requirements apply to each side of the sign separately.

9. **Sign Type Requirements.** The following pertain to specific sign types detailed in this section.

(a) **Temporary Signs** are A-Frame signs constructed of white plastic or wood and internally weighted are allowed. Such signs shall be no greater than 8 square feet per side. No other temporary signs permitted.

(b) **Window Signs** shall not count toward the signage quantity and area or size requirements for any other sign type.

(c) **Signs Facing onto Parking Lots.** One parking lot facing sign is permitted in addition to the maximum requirements for other sign types.

(i) Permitted sign types for parking lot facing signs are



Figure 10.02 - Example of a storefront with excessive signage

wall, projecting, or awning signs.

(ii) Maximum sign area is 30 square feet.

(iii) Permitted location is either a side or rear facade that faces a parking lot.

(iv) If such signs face existing single family homes, they may not be illuminated.

(d) **Iconic Sign Elements.** Iconic signs may be allowed at the discretion of the city if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the town center area. Such signs shall comply with the following:

(i) **Symbol or Logo Size.** The symbol or logo may not be larger than 10'-0" in any direction.

(ii) **No moving parts** or external illumination of the symbol or log may be provided.

(iii) The **text** component of the may not be more than 30% of the overall area of the sign.

(e) **Historic Signs.** Any existing signs that the city has identified as historic shall be included in the site plan approval process in order to encourage their preservation and/or reuse.



Figure 10.03 - Example of a street with sufficient signage

10.2 WALL SIGNS

A. INTENT

Wall signs, also known as flat, channel letter, or band signs, are mounted directly to the building face to which the sign is parallel. Refer to the figures below.

B. REGULATIONS

Wall signs shall be developed according to the standards in Table 10.02.

1. Wall signs shall not cover windows or other building openings.
2. Wall signs shall not cover architectural building features, and shall be architecturally compatible with the building.
3. **Painted signs**, a type of wall sign painted directly onto the building facade are permitted.
4. **Nameplate signs** indicate the name or occupation of the tenant. They shall be subject to all of the requirements of the wall sign type, but shall be no larger than 3 square feet maximum per tenant.
5. No wall signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the city.

C. CALCULATION

The area of a wall sign is calculated using the following information:

1. For attached signs, area is calculated by drawing the smallest possible square or rectangle around the largest letters and/or elements, as illustrated in Figure 10.05.
2. For painted signs, area is calculated by measuring the area of the smallest square or rectangle that can be drawn around all of the sign elements, including any painted background.

Table 10.02 - Wall Sign Requirements	
1. Permitted Districts	MS, TCC
2. Sign Area	MS & TCC districts: 2.0 sq. ft. of sign area / linear foot of facade bay width, 200 sq. ft. max. area / sign 3 sq. ft. max. / tenant for nameplate signs
3. Height	3'-0" max. letter or element height
4. Location	permitted on all facades
5. Placement	1'-0" max. projection from building face
6. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements



Figure 10.04 - Mounted wall sign example

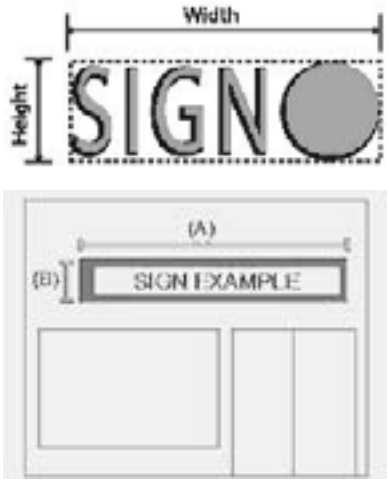


Figure 10.05 - Wall sign measuring diagrams: mounted sign (top), painted sign (bottom). Not to scale.

Table 10.03- Awning Sign Requirements	
1. Permitted Districts	MS, TCC
2. Awning Area	3.0 sq. ft. of awning area / linear foot of primary facade bay width, 300 sq. ft. max. area / sign
3. Sign Area	up to 50% of the awning surface area may be used for signage
4. Height	8'-0" min. vertical clearance above the ground plane
5. Location	permitted on all facades
6. Placement	maximum projection from the building facade is determined by street frontage type, see Section 5.1-C-5 shall not project within less than 2'-0" from the back of curb shall not overlap, block, or cover any window, door, or roof
7. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
8. Internal Illumination	not permitted
9. Materials	awning surface shall be made of canvas, metal, glass, or wood, plastic is not permitted all structural supports shall be made of metal or wood



Figure 10.06 - Awning sign example

10.3 AWNING SIGNS

A. INTENT

A sign that is mounted, painted, or otherwise applied on or attached to an awning.

B. REGULATIONS

Awning signs shall be developed according to the standards in Table 10.03 and the encroachment regulations in Section 5.1-C-5.

C. CALCULATION

The area of the awning is defined as the rectangular area of the building facade that is covered by the awning, i.e. awning height x awning width.

The sign area is a percentage of the surface area of the awning. The surface are is the total area of the sides and front of the awning, including both vertical and sloped or rounded parts of the awning. Sign area is calculated by drawing the smallest possible square or rectangle around the largest letters and/ or elements of the sign portion of the awning, as illustrated in the top image in Figure 10.05.

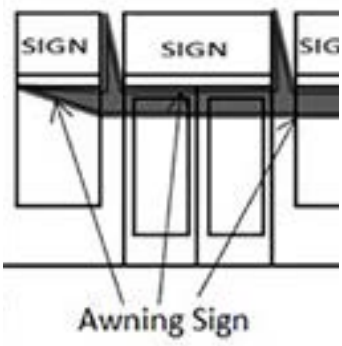


Figure 10.07 - Awning sign diagram. No to scale.

10.4 HANGING/ PROJECTING SIGNS

A. INTENT

A projecting sign is attached to and projects from a building face or hangs from a support structure that projects from the building face. Sign faces are typically perpendicular to the building face, but may be angled away from the facade no less than 45 degrees. The sign may be vertically or horizontally oriented.

B. REGULATIONS

Projecting signs shall be developed according to the standards in Table 10.04.

Double sided signs are permitted.

No projecting signs shall be permitted on any facade facing an existing single family residential zone, except for iconic sign elements as approved by the city.

Backlit box or cabinet signs are not permitted.

Table 10.04 - Hanging / Projecting Sign Requirements	
1. Permitted Districts	MS, TCC
2. Sign Area	1.5 sq. ft. of sign area / linear foot of primary facade bay width, 160 sq. ft. max. area / sign face
3. Total Size	8'-0" max. W x 20'-0" max. H, including sign faces(s) and all support structures
4. Location	permitted on all facades facing a public right-of-way
5. Placement	10'-0" min. clearance above the ground plane shall not project further than 8'-0" from the building face shall not project within less than 2'-0" from the back of curb sign faces and structural supports shall not extend above any eave or parapet
6. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

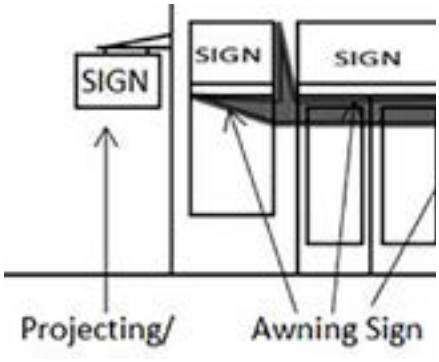


Figure 10.08 - Projecting sign diagram. Not to scale.



Figure 10.09 - Projecting sign example

Table 10.05 - Monument Sign Requirements	
1. Permitted Districts	TCC
2. Sign Area	50 sq. ft. max. area / sign face
3. Total Size	6'-0" H x 10'-0" W x 3'-0" W max. including sign face(s) and all support structures
4. Location	primary street and side street BTZ
5. Placement	1 max. / each street frontage when placed at the intersection of two street frontages, the sign shall not obstruct safety sight lines
6. Quantity	1 max. / each street frontage
7. Internal Illumination	permitted for individual letters and logos
8. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood

10.5 MONUMENT SIGNS

A. INTENT

A monument sign is freestanding and located in a front or side yard of a lot.

B. REGULATIONS

Monument signs shall be developed according to the standards in Table 10.05.

Multiple tenant buildings on a lot with a width of greater than 300'-0", measured across the front property line, may have signage with the following parameters:

Up to two monument signs on one frontage.

Signs shall be at least 150'-0" apart.

Monument Signs may not be pole-mounted.

Manually changeable text is not permitted for monument signs.

May serve multiple purposes such as seating.

If placed closer than 5'-0" from the front and corner side property lines, signs must meet clear view requirements.

Double sided signs are permitted.



Figure 10.10 - Monument sign example



Figure 10.11 - Monument sign diagram. Not to scale.

10.6 FREESTANDING POST SIGNS

A. INTENT

Freestanding post signs are pedestrian scale signage and may be mounted on one or two poles. Three configurations are permitted:

A sign mounted onto a double set of poles.

A sign mounted on a single pole.

A sign hanging from a single pole.

Other mounting may be allowed, subject to city approval.

B. REGULATIONS

Freestanding post signs shall be developed according to the standards in Table 10.06.

Double sided signs are permitted.

Table 10.06 - Freestanding Post Sign Requirements	
1. Permitted Districts	MS, TCC
2. Sign Area	8 sq. ft. max. area / sign face
3. Height	8'-0" max. for signs mounted or hanging on a single pole 5'-0" max. for signs mounted on a double set of poles
4. Pole Size	0'-4"x 0'-4" max. pole cross section
5. Location	primary street and side street BTZ
6. Placement	pole setback 2'-0" min. from right-of-way property lines property line overhangs are not permitted
7. Quantity	1 max. / primary facade bay (cumulative across permitted sign types)
8. Internal Illumination	not permitted
9. Materials	solid wood, metal, masonry, and glass are permitted plastic and synthetics are permitted only as separate alphanumeric characters or logo elements all structural supports shall be made of metal or wood



Figure 10.12 - Freestanding post sign example

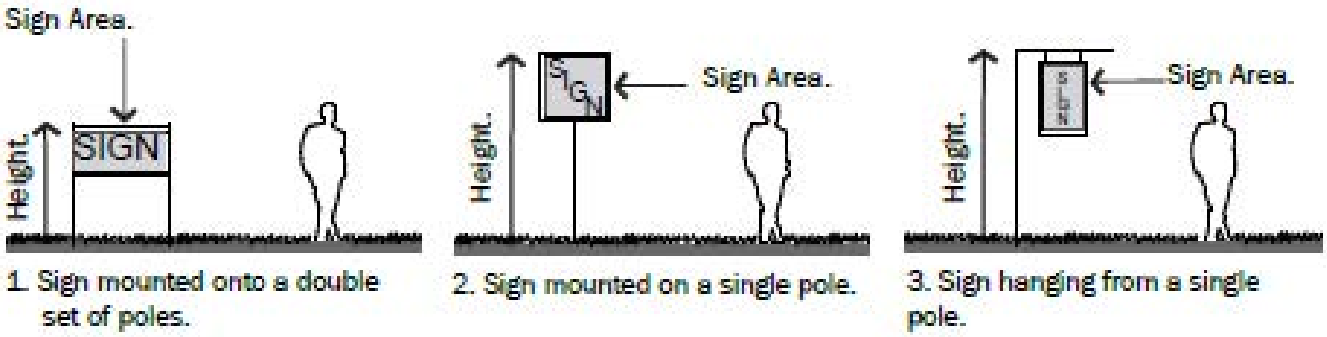


Figure 10.13 - Freestanding post sign diagrams. Not to scale.

10.7 WINDOW SIGNS

A. INTENT

A window sign is posted, painted, placed, or affixed to or near the interior surface of a window for public viewing on the exterior of the window. Window signs should be durable and adhered permanently to the interior surface.

B. REGULATIONS

Window signs shall be developed according to the standards in Table 10.08.

C. CALCULATION

The total window area is a sum of the areas of individual windows and glass doors. A continuous set off windows is a group of one or more windows or glass doors that are separated by mullions or frames less than 0'-8" in width.

To measure sign area percentage, divide the total sign area by the total window area.

Window signs are not counted toward a site's maximum signage allowance.

Address and hours of operation signs are considered exempt and are not counted in the window sign area calculation.

Temporary window signs shall be included in the total percentage of signage per window calculation.

Window signs may not be internally illuminated. Neon (gas-discharge tube), LED screens and shapes, marquee signs, and other similar illuminated signs are not permitted.

Table 10.07 - Window Sign Requirements	
1. Permitted Districts	MS, TCC,
2. Sign Area	the maximum signage coverage for any continuous set of windows 25% the maximum signage coverage for any individual window is 40%
3. Height	no max. or min.
4. Location	permitted on all facades
5. Placement	permitted on ground and upper story windows not occupied by a residential use
6. Quantity	ground story: no maximum, determined by sign area upper stories: 1 individual window or continuous set of windows / tenant / floor
7. Internal Illumination	not permitted
8. Materials	paint, wood, glass, plastic, metal, and other similar materials are permitted



Figure 10.14- Window sign example

11.0 ADMINISTRATION

11.1 GENERAL REQUIREMENTS

INTENT

This code intends to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of the Midvale City and the Main Street Small Area Plan. This code intends to increase conformity to the greatest extent possible.

11.2 SCOPE OF REGULATIONS

A. NEW DEVELOPMENT

All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.

B. RENOVATED STRUCTURES

All building renovations affecting a change of use greater than 25% gross square footage of a structure within the limits of this code shall be subject to all applicable regulations of this code.

C. IN-PROCESS DEVELOPMENT

Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following.

1. Work or construction is begun within one year of the effective date of this code.
2. Work or construction continues diligently toward completion.

Non-conforming buildings that have been destroyed by natural causes may be replaced to their original condition within one year of casualty.

D. NON-CONFORMANCE

After the effective date of this code, existing buildings and uses that do not comply with the regulations of this code shall be considered non-conforming and are subject to the standards of this code.

Nonconformity means not conforming with the City's current zoning regulations. There are two types of nonconformity:

1. **Legal nonconformities** were permitted and conforming when they were established but have become nonconforming due to a zoning regulation change.
2. **Illegal nonconformities** were not permitted when they were established and/or are a result of a non-permitted nonconforming change.

2. Nonconformity regulations	
GENERAL PROVISIONS	
Permissions	Any nonconforming lot, use, structure, or sign that was lawfully established before the FBC was implemented may continue as long as the nonconformity remains legal and complies with all other FBC nonconformity requirements
Administration	1. Any rights conferred on a nonconformity remain with the property and are not affected by changes in tenancy or ownership 2. The burden of establishing the existence of a conformity prior to the FBC implementation is on the applicant 3. If there is a question about the existence of legal nonconformities should be determined by the community development director with the option to appeal to the hearing officer following the standard appeals process.
Limitations	1. Any state or federal regulations that apply within the FBC area, and are in conflict with the FBC regulations, will supersede the FBC regulations 2. Any lot, use, structure, or sign that was illegal prior to the FBC implementation remains illegal if it does not conform to the FBC 3. Nonconformity regulations apply to all projects that were submitted for approval before the FBC implementation date. All projects submitted after the FBC implementation date must meet the FBC requirements. 4. If any portion of the FBC is judged invalid by a jurisdictional court, that judgment shall not affect the remaining portions of the FBC
USES	
Permissions	1. An existing nonconforming use may be extended to the entire floor area of the building in which it was operated at the creation of the nonconformity 2. Structures containing nonconforming uses may be altered per the nonconforming structure requirements 3. If a structure containing a nonconforming use is damaged or destroyed the nonconforming use may be reestablished at the same scale as it operated prior to the destructive event.
Limitations	1. Nonconforming uses may not be expanded to additional parcels where the nonconforming use was not operated prior to the FBC implementation 2. An existing nonconforming use may not be changed to a different nonconforming use 3. When a nonconforming use transitions to a conforming use, it shall not be changed back to any nonconforming use
Trigger 1	A nonconforming use is abandoned
Remedy 1	Any future use must be a conforming use

Municipal nonconformity regulations define how legal nonconformities are addressed after a zoning regulation change. The adoption of an FBC will create legal nonconformities so these nonconformity regulations are very important for current property owners and all future changes to nonconformities within the FBC area.

DEFINITIONS

Permission: Permitted changes that require no remedy

Limitation: Limitations placed on permissions

Trigger: A change that requires a specific remedy

Remedy: The remedy required by a specific trigger

Exemption: Conditions in which the trigger does not require a remedy

Abandoned: A use, structure, or sign that has not been continuously and actively operated or used for a period of 12 months, or more, from the time that the use, structure, or sign became nonconforming, regardless of intent to resume operation

Change of Use: An existing nonconforming use that has been terminated and replaced by another use. Any change of use in violation of the FBC is deemed an immediate abandonment of the nonconforming use.

E. EXEMPT ACTIVITIES

The following activities are exempt from the administrative requirements:

1. Building permits may still be required under building code.
2. Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
3. Replacement of existing windows, doors, or fixtures that do not change the transparency percentage of the building.
4. Interior construction that does not result in change of use and is not visible from the exterior of the building.
5. Emergency repairs ordered by any city official in order to protect health and safety.

F. APPEALS

All city decisions which interpret or administer this chapter may be appealed to the Planning Commission within ten days of final action by filing notice of appeal with the community and economic development department.

Following final action by the Planning Commission, any person with standing to challenge the decision may, within ten days of the final action, appeal the decision to the Appeal Authority following the process defined in Section 17-3-14 of this Title.

STRUCTURES	
Permissions	1. Nonconforming structures may be altered if the alteration is required by law to restore the structure to a safe condition 2. Nonconforming structures may be altered if the alteration: is routine repair or maintenance; eliminates a nonconformity; does not expand an existing nonconformity; does not create a new nonconformity 3. Nonconforming structures and parking lots may be expanded if the expansion is conforming or increases the overall conformity of the property 4. In the event damage or destruction to a nonconforming structure which is damaged or destroyed by fire, earthquake, or other calamity beyond the control of the owner, the building may be reconstructed or repaired to the conditions which existed prior to the casualty, provided the structure or structures existed as legally established structures. All such construction or repairs shall be started within twelve (12) months from the date of damage and shall be diligently pursued to completion. 5. Existing nonconforming structure facades may be altered if the modifications do not increase the amount of nonconformity
Limitations	If a nonconforming structure is damaged or destroyed, all permits for rebuilding, restoration, or repair must be granted within one year of the damage or destruction. If the applicant requests an extension, the community development director may grant no more than one extension not to exceed one year in length.
Trigger 1	The relocation of a nonconforming structure
Remedy 1	The structure fully complies with the current zoning regulations of the parcel to which it is moved
Trigger 2	All permits for the rebuilding, restoration, or repair of a damaged or destroyed nonconforming structure are not granted within one year of the damage or destruction and no extension period is granted
Remedy 2	The structure may be rebuilt, restored, or repaired only if it conforms to the FBC requirements

11.3 MINOR MODIFICATIONS TO A SITE PLAN

The Community Development Director may approve minor modifications to an approved site plan. Modifications may be evaluated through a letter of application and the provision of the reasoning behind the request. Such requests may be made for:

1. Minor modifications to proposed landscaping plans, pursuant to the modification standards established.
2. Minor modifications to buildings, including setbacks and materials, pursuant to the modification standards.
   (a) Building materials that reflect the intent of the original material.
   (b) The City may modify the requirements of this chapter where full compliance is impossible due to the existing site or building conditions.
3. Minor modifications to parking requirements, pursuant to the development of an alternative parking plan.

12.0 GLOSSARY OF TERMS

1. GRAPHICS
The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

2. DEFINITION OF USES
The meaning and usage of terminology is not universal. Some of the terms in this FBC are used differently in other contexts. The definitions provided in this FBC are specific to how they are used within the FBC. These definitions are not subject to multiple interpretations and shall not be altered. When a definition is not provided herein, Chapter 2 of the Midvale City Municipal Code shall be used.

3. DEFINED TERMS
For the purposes of this code, the following terms shall have the following meanings.

1. Animal. All non-human members of the animal kingdom, including domestic and livestock species.
2. Applicant. The owner of a subject property or the authorized representative of the owner on which a land development application is being made.
3. Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges.
4. Auto-related use means an establishment primarily engaged in the sale or rental of goods, merchandise, and services related to vehicles, such as repair, body work, painting, detailing, vehicle and vehicle-related equipment sales. These uses do not include auto dismantling, salvage, junk yards, and similar uses.
5. Blank Wall Limitation is a restriction of the amount of windowless area permitted on a facade that fronts on a street. When required the following shall be both be met for each story:

   (i) No rectangular area greater than 30% of a story's facade, as measured floor to floor, may be windowless.

   (ii) No rectangular segment of a story's facade with a horizontal width greater than 15'-0" may be windowless.
6. Block. The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
7. Block Depth. A block measurement that is the horizontal distance between the front property line on a block face and the front property line of the parallel or approximately parallel block face.
8. Block Ends. The lots located on the end of a block; these lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more intense street type. They are typically more suitable for more intensive development, such as multiple family or mixed use development.
9. Block Face. The aggregate of all the building facades on one side of a block.
10. Block Length. A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.
11. Build-to-Zone. An area in which the front or corner side facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line. Refer to Figure 12.5 (2) Build-to Zone vs. Setback Line.
12. Building Type. A structure defined by the combination of configuration, form, and function. Refer to 5.0 Building Types for more information and the list of permitted Building Types.
13. Cannabis Cultivation Facility means a person or entity that

    (a) possesses cannabis;

    (b) grows or intends to grow cannabis; and

    (c) sells or intends to sell cannabis to a cannabis cultivation facility or to a cannabis processing facility.
14. Cannabis Processing Facility means a person or entity

that:

(a) acquires or intends to acquire cannabis from a cannabis production establishment or holder of an industrial hemp processor license;

(b) possesses cannabis with the intent to manufacture a cannabis product;

(c) manufactures or intends to manufacture a cannabis product from unprocessed cannabis or a cannabis extract; and

(d) sells or intends to sell a cannabis product to a medical cannabis pharmacy or the state central fill medical cannabis pharmacy.

15. Cannabis Product means a product that:

    (a) is intended for human use and

    (b) contains cannabis or tetrahydrocannabinol.

16. Cannabis Production Establishment means a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.

17. Carport/ Storage Building means a private garage not completely enclosed by walls or doors.

18. Clinic means a building or portion of a building containing an office or offices of medical doctors, dentists, psychiatrists, chiropractors, physical therapists and other members of the medical profession which provide facilities and services for outpatient care, diagnosis, treatment, and observation of individuals suffering from illness, injury or other conditions requiring medical, surgical or therapeutic services. This definition does not include facilities providing patient beds for overnight care.

19. Community Location includes:
    - a public or private kindergarten, elementary, middle, junior high, or high school;
    - a licensed child-care facility or preschool;
    - a trade or technical school;
    - a church;
    - a public library;
    - a public playground;
    - a public park;
    - a youth center or other space used primarily for youth-oriented activities;
    - a public recreational facility;
    - a public arcade
    - a homeless shelter

20. Courtyard. An outdoor area enclosed by a building on at least two sides and is open to the sky.

21. Coverage, Building. The percentage of a lot developed with a principal or accessory structure.

22. Coverage, Impervious Site. The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

23. Craftsman Use. See "Industrial/Craftsman".

24. Critical Root Zone. Also referred to as drip line. The area of soil and roots within the radius beneath the tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of 1.5 feet for every inch of the tree's width (measured at 4.5 feet above the mean grade of the tree's trunk, noted as diameter breast height or DBH throughout this code).

25. Dedication. The intentional appropriation of land by the owner to the City for public use and/or ownership.

26. Density. The number of dwelling units located in an area of land, usually denoted as units per acre.

27. Drive-through restaurant means a restaurant that includes a window or similar feature which allows food to be ordered and taken from the premises for consumption elsewhere without leaving a vehicle.

28. Dwelling Unit. A room or group of rooms connected together that include facilities for living, sleeping, cooking, and eating that are arranged, designed, or intended to be used as living quarters for one family, whether owner occupied, rented, or leased.

29. Easement. A legal interest in land, granted by the owner to another person or entity, which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

30. Eave. The edge of a pitched roof; it typically overhangs beyond the side of a building.

31. Entrance Type. The permitted treatment types of the

ground floor Facade of a Building Type. Refer to 6.9 for more information and a list of permitted Entrance Types.

32. Expression Line. An architectural feature. A decorative, three dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.

33. Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.

34. Family. Family is defined as one of the following.
    (a) Two or more persons, each related to the other by blood, marriage, or adoption together with usual domestic servants and not more than one bona fide guest, all living together as a common household unit.
    (b) Up to three persons all of whom are not necessarily related to each other by blood, marriage, or adoption, and their children living together as a common household unit.
    (c) For the purposes of this code, an unrelated family shall not include persons living together in a residential care home or transitional treatment facility in accordance with the requirements of this code.

35. Fire. See "Police and Fire".

36. Form District. A designation given to each lot within the city that dictates the standards for development on that Lot. Refer to 2.0 Form Districts for more information and a list of permitted Form Districts.

37. Grade. The average level of the finished surface of the ground story adjacent to the exterior walls of a building.

38. Gross Floor Area. The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working spaces, or living spaces and any basement floor area used for retailing activities, the production or processing or goods, or business offices. It shall not include attic space

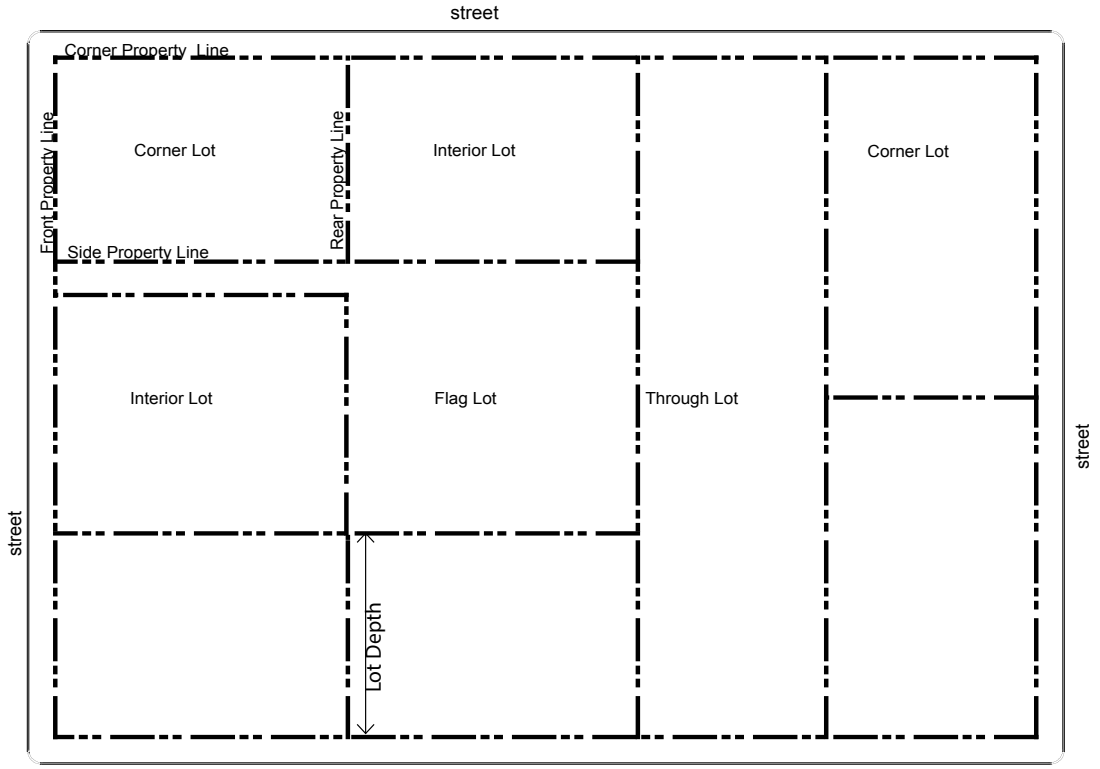


Figure 12.5 (1). Lots.

having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.

39. Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

40. Hotel & Inn. A facility offering temporary or permanent lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building. Bed and Breakfasts are permitted.

41. Impervious Surface. Also referred to as impervious material. Any hard surface, man-made area that does not absorb water, including building roofs, sidewalks, parking, driveways, and other paved surfaces.

42. Independent Cannabis Testing Laboratory means a person or entity that:

    (a) conducts a chemical or other analysis of cannabis or a cannabis product; or

    (b) acquires, possesses, and transports cannabis or a cannabis product with the intent to conduct a chemical or other analysis of the cannabis or cannabis product.

43. Industrial/Craftsman Use. A use involving small scale manufacturing, production, assembly, and/or repair with little to no noxious by-products, that includes a showroom or small retail outlet.

    (a) These uses may also include associated facilities such as offices and small scale warehousing, but distribution is limited.

    (b) The maximum overall gross floor area is limited to 20,000 square feet, unless otherwise noted.

    (c) Outdoor activities and storage of goods are not permitted.

44. Itinerant merchant. Any person who engages in a temporary business of selling or offering to sell any goods, wares, merchandise or services from a stand, cart, tent or other structure not permanently affixed to real property.

45. Landscape Area. Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.

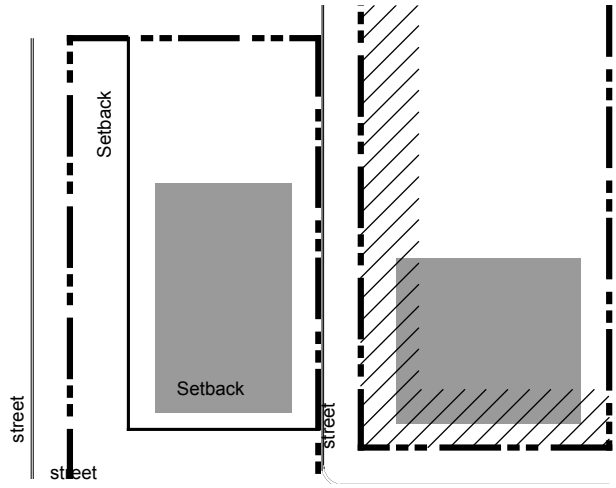


Figure 12.5 (2). Setback Line vs. Build-to Zone.

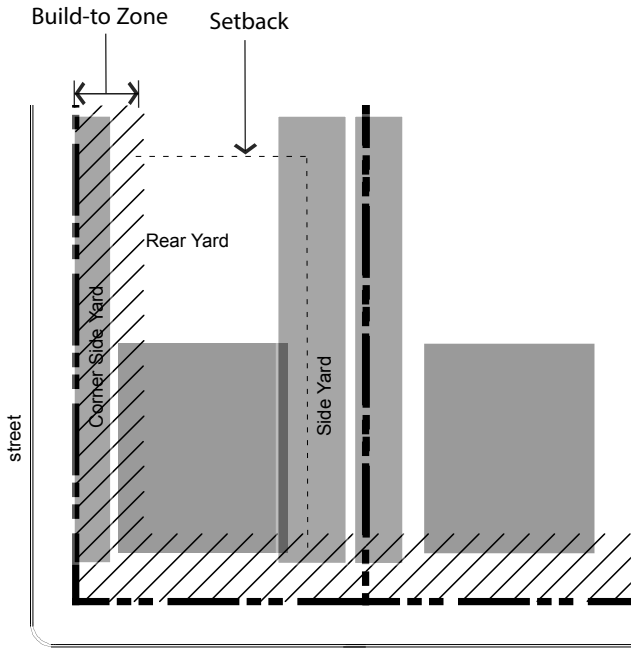


Figure 12.5 (3). Yards.

46. Library/Museum/Post Office. Libraries and museums are open to the general public for housing educational, cultural, artistic, or historic information, resources, and exhibits. May also include food service and a gift shop. A post office is a publicly accessed facility for the selling of supplies and mail related products and the small scale collection and distribution of mail and packages. Large-scale postal sorting and distribution is not permitted.
47. Lot. Also referred to as parcel. A plot of land intended to be separately owned, developed, or otherwise used as a unit. A lot may consist of one or many parcels. Most of the regulations in this FBC apply to the lot rather than the parcel. Refer to Figure 12.5 (1) Lots.
    (a) Projects that are developed in phases shall be considered one lot if only one permitting application process is required and 2 or more lots if 2 or more permitting application processes are required.
48. Lot, Corner. A parcel of land abutting at least two vehicular rights-of-way, excluding an alley, at their intersection. Refer to Figure 12.2 (1) Lots.
49. Lot, Flag. A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an alley, through a narrow strip of land. Refer to Figure 12.5 (1) Lots.
50. Lot, Interior. A parcel of land abutting a vehicular Right-of-Way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
51. Lot, Through. Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an alley. Refer to Figure 12.5 (1) Lots.
52. Lot Area. The computed area contained within the property lines; it is typically denoted in square feet or acres.
53. Lot Depth. The smallest horizontal distance between the Front and Rear Property Lines measured approximately parallel to the Corner and/or Side Property Line. Refer to Figure 12.5 (1) Lots.
54. Lot Frontage. The horizontal distance between the Side Property Lines, measured at the Front Property Lines. Refer to Figure 12.5 (1) Lots.
55. Major Divisions are required on longer buildings and are identified by a dividing feature. Long facades may require more than one major division. Each major division consists of two or more minor divisions. All major divisions must be indicated by one of the divider features illustrated in Figure 12.7. The outside edges of a primary facade, are the equivalent of a major divider. The minimum and maximum width of the major division is listed in feet in each building type requirements table.
56. Medical Cannabis Pharmacy means a person or entity that:
    (i) acquires or intends to acquire
    (A) cannabis in a medicinal dosage form or a cannabis product in a medicinal dosage form from a cannabis processing facility; or
    (B) a medical cannabis device; or
    (ii) possesses cannabis in a medicinal dosage form, a cannabis product in a medicinal dosage form, or a medical cannabis device; and
    (b) sells or intends to sell cannabis in a medicinal dosage form, a cannabis product in a medicinal dosage form, or a medical cannabis device to a medical cannabis cardholder.
57. Medical/Dental Clinic: A facility or institution, whether public or private, principally engaged in providing services for health maintenance and the treatment of mental or physical conditions.
58. Minor Divisions are required within each major division. Each minor division defines an individual bay in the building's primary facade. The minimum and maximum width of the minor division is listed in feet in each building type requirements table.
59. Minor Division Features are the architectural elements that must differ between adjacent minor divisions or divide adjacent bays. Multiple options provide architects with flexibility without sacrificing the desired form of the streetscape. The minimum number of features that must be used to define adjacent bays is listed in each building type requirements table. When a primary facade courtyard

is used as a major divider, both bays adjacent to either side of the courtyard, and the facades facing the interior of the courtyard, may have the same facade design.

60. Museum. See "Library/Museum/Post Office".
61. Nonconformance. A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this code, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this code.
62. Occupied Space. Interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.
63. Office/Professional. A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers. Open Space. A use of land for active or passive, public or private, outdoor space, including such uses as parks and town squares. See Section 7.0. Open space uses may also be utilized to host temporary private or community events, such as a farmer's market or art fair.
    (a) Parking lots are not permitted in open space in any district.
    (b) Open space that incorporates stormwater management on a site or district scale is encouraged.
        (i) Stormwater facilities shall be designed to accommodate additional uses, such as an amphitheater or a sports field.
        (ii) Stormwater facilities shall be designed not to be fenced and shall not impede public use of the land they occupy
    (c) An open space may include small scale food and beverage service use, no more than 200 square feet in space, located in a kiosk, with no service access.
    (d) Buildings located directly adjacent to an open space use shall treat facades facing this use with primary street facade requirements.

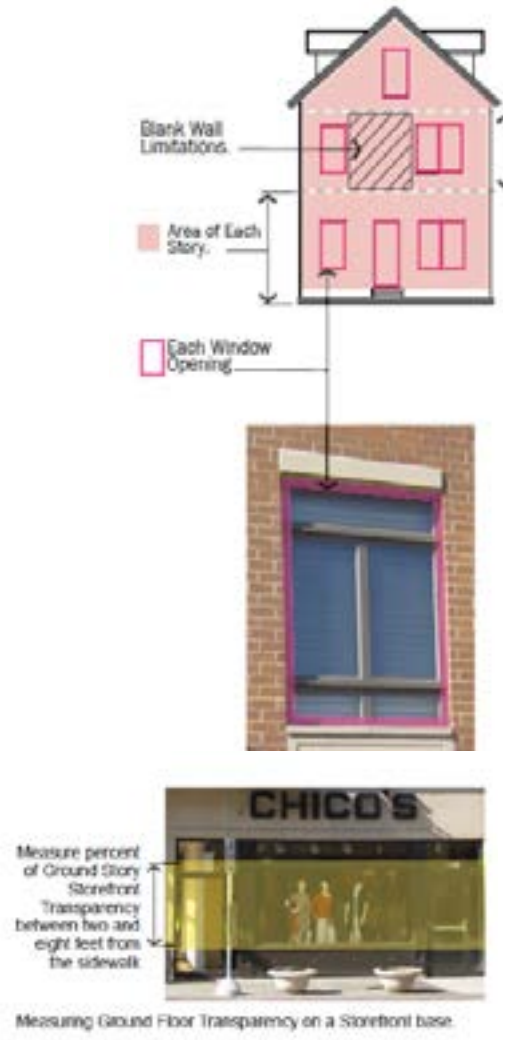


Figure 12.6. Measuring Transparency.

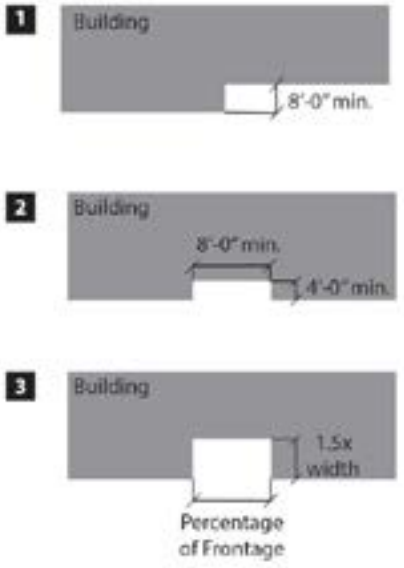


Figure 12.7- Major facade divisions diagram. Not to scale.

64. Open Space, minimum access. This requirement ensures access and visibility for the open space. It is described in two ways:
    (a) The **percentage** of the total perimeter that must be adjacent to a public right-of-way.
    (b) The minimum number of and/or spacing between **access points** into the open space.
65. Open Space Type. The permitted and regulated types of open spaces in this code. Refer to 7.0 Open Space Types for more information and a list of the permitted types.
66. Open Water. A pond, lake, reservoir, or other water feature with the water surface fully exposed.
67. Owner. The legal or beneficial title-holder of land or holder of a written option or contract to purchase the land.
68. Parcel. A tract of land that is specifically defined in legal terms for both taxation and ownership purposes. It is the smallest portion of land that may be defined in this way.
69. Parking Lot. An uncovered paved surface used solely for the parking of vehicles. Parking lot locations are regulated by frontage type.
70. Parking Structure, Attached. A structure used solely for the parking of vehicles, intended for use by the occupants in an adjacent building on the same lot. Parking Structures within the buildings are regulated per building type.
71. Parking Structure, Detached. A shared parking structure owned by the city, a parking district, a government agency, or other public entity intended to accommodate public and leased parking.
72. Pedestrianway. A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.
73. Pervious Surface. Also referred to as pervious material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
74. Plat. A map or chart of a division and/or combination of lots.
75. Police and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. Police and fire facilities require a special use permit. The facilities shall be housed in a permitted building, but shall have the following additional allowances:
    (a) Garage doors are permitted on the front facade.
    (b) Exempt from maximum driveway widths.
76. Post Office. See "Library/Museum/Post Office".
77. Primary Facade Divisions are the means by which longer building facades, common in modern buildings, can be built while maintaining the visual building massing of a town center neighborhood. Primary facade division requirements require long primary facades to be divided into individual bays that are visually similar to individual buildings.
78. Primary Street. A street designated on the Zoning Map that receives priority over other streets in terms of setting front property lines and locating building entrances.
79. Professional. See "Office/Professional".
80. Property Line. Also referred to as lot line. A boundary line of a parcel of land or lot. Refer to Figure 12.5 (1) Lots.
81. Property Line, Corner. A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public Right-of-Way, other than an alley or railroad. Refer to Figure 12.5 (1) Lots.
82. Property Line, Front. The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to zone is measured, with the following exceptions.
    (a) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street.
    (b) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the City planning staff.
83. Property Line, Rear. The boundary of a lot that is

approximately parallel to the front property line; this line separates lots from one another or separates a lot from an alley. Refer to Figure 12.5 (1) Lots.

84. Property Line, Side. The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way. Refer to Figure 12.5 (1) Lots.
85. Residential. Facilities in which people reside. Often called "housing", this includes several different building types and configurations of dwelling units meant for individuals and groups of people, such as a family. Units are typically occupied for long periods of time and may be leased or owner-occupied.
86. Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, nursing homes, and residential care homes. Assistance with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building.
87. Retail, General. Retail uses occupying a space **larger than 12,000 square feet**, and engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to, convenience stores, department stores, grocery stores, hobby shops, etc.
88. Retail, Neighborhood. Retail uses occupying a space **smaller than 12,000 square feet,** and engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods, including, but not limited to, convenience stores, department stores, grocery stores, hobby shops, etc.
89. Retail Tobacco Specialty Business means a commercial establishment in which:
    - the sale of tobacco products accounts for more than 35% of the total quarterly gross receipts for the establishment;
    - 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products;
    - 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products; or
    - the retail space features a self-service display for tobacco products.
90. Right-of-Way. Land dedicated or utilized for a Street Type, trail, pedestrianway, utility, railroad, or other similar purpose.
91. Roof Type. The detail at the top of a building that finishes a Facade, including a pitch roof with various permitted slopes and a parapet. Refer to 6.10 for more information and a list of the permitted Roof Types.
92. Scale. The relative size of a building, street, sign, or other element of the built environment.
93. School. An education facility with classrooms and offices, that may also include associated indoor facilities such as ball courts, gymnasium, theater, and food service.
94. Service, General. Service uses occupying a space **larger than 12,000 square feet** and are primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including, but not limited to, entertainment uses, repair of small goods and electronics (not including vehicles), home furniture, restaurants, etc.
95. Service, Neighborhood. Service uses occupying a **space smaller than 12,000 square feet**, are primarily engaged in providing assistance, as opposed to products, to individuals, business, industry, government, and other enterprises, including, but not limited to, entertainment uses, repair of small goods and electronics (not including vehicles), home furniture, restaurants, etc. Multiple neighborhood service uses can be aggregated in one development.
96. Semi-Pervious Surface. Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt

and concrete, or gravel.

97. Setback. The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this code. Refer to Figure 12.5 (2) Build-to Zone vs. Setback Line.

98. Sexually oriented business means nude entertainment businesses, sexually oriented outcall services, adult businesses, seminude dancing bars and seminude dancing agencies.

99. Sign. An object, device, or structure used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by such means as words, letters, figures, images, designs, symbols, or colors. Flags or emblems of any nation, state, city, or organization; works of art which in no way identify a product; and athletic field score boards are not considered signs.

100. Solar Reflectance Index (SRI). A measure of a constructed surface's ability to reflect solar heat, as shown by a small temperature rise. The measure utilizes a scale from 0 to 100 and is defined so that a standard black surface is 0 and a standard white surface is 100. To calculate for a given material, obtain the reflectance value and emittance value for the material; calculate the SRI according to ASTM E 1980-01 or the latest version.

101. Story. A habitable level within a building measured from finished floor to finished floor.

102. Story, Ground. Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

103. Story, Half. A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

104. Story, Upper. Also referred to as upper floor. The floors located above the ground story of a building.

105. Street Face. The facade of a building that faces a public right-of-way.

106. Street Frontage. Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.

107. Street Type. The permitted and regulated types of streets in this code. Refer to 4.0 Street Types for more information and a list of the permitted Street Types.

108. Streetwall. The vertical plane created by building facades along a street. A continuous streetwall occurs when buildings are located in a row next to the sidewalk without vacant lots or significant setbacks.

109. Structure, Accessory. The general term for a subordinate structure detached from, but located on the same Lot as the Principal Structure; it may or may not be inhabitable.

110. Structure, Principal. Also referred to as the principal building. A building that contains the dominant Use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.

111. Swale. A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.

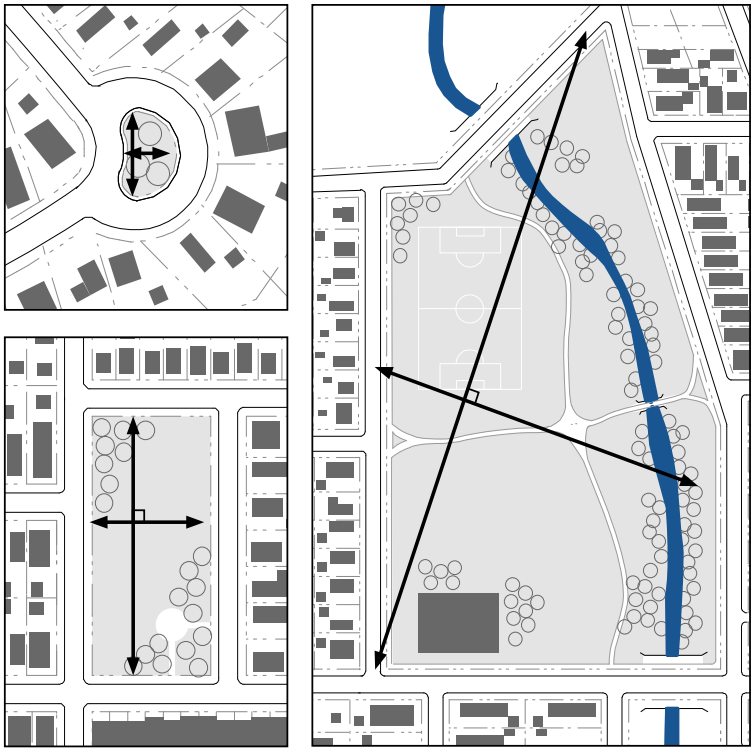


Figure 12.7 - Minimum dimension measurement examples

112. Tobacco Product means:

- Any cigar, cigarette, or electronic cigarette,
- a tobacco product, including:

  (A) chewing tobacco; or

  (B) any substitute for a tobacco product, including flavoring or additives to tobacco; and
- Tobacco paraphernalia.

113. Transit Station. A covered passenger boarding and alighting facility for a bus or other transit mode.

114. Transparency. Minimum Ground Story and Upper Floor. Refer to Figure 12.6 Measuring Transparency. The minimum amount of transparency required on street facades with street frontage.

   (a) Transparency is any glass in windows and/or doors, including any mullions, that is highly transparent with low reflectance.

      (i) Ground Story Transparency, when defined separately from the overall minimum transparency, shall be measured between two feet and eight feet from the average grade at the base of the front facade.

      (ii) A general Minimum Transparency requirement shall be measured from floor to floor of each story.

115. Tree Canopy. The uppermost area of spreading branches and leaves of a tree.

116. Tree Canopy Coverage. The area of ground covered or shaded by a tree's canopy, measured in square feet.

117. Use. Also referred to as land use. A purpose or activity that may occur within a building or a lot.

118. Use, Accessory. A use customarily, incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.

119. Use, Principal. The specific, primary purpose for which a lot or building is utilized.

120. Utility/ Infrastructure. A lot that is primarily utilized for the City's infrastructure needs. Utility and infrastructure includes such uses as electric or gas services, sewage treatment, water treatment and storage, and energy conversion systems.

121. Visible Basement. A half story partially below grade and partially exposed above with required transparency on the street facade.

122. Water Body. A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.

123. Yard. The space on a lot which is unoccupied and unobstructed from the ground to the sky by the principal structure. Lots without a structure do not have yard designations. Refer to Figure 12.5 (3) Yards.

124. Yard, Corner Side. A yard extending from the corner side building facade along a corner side property line between the front yard and rear property line.

125. Yard, Front. A yard extending from the front facade of the principal structure along the full length of the front property line, between the side property lines or side and corner side property lines. Figure 12.5 (3) Yards.

126. Yard, Rear. A yard extending from the rear building facade along the rear property line between the side yards or, on a corner lot, the corner side and side yards. Figure 12.5 (3) Yards.

127. Yard, Side. A yard extending from the side building facade along a side property line between the front yard and rear property line. Figure 12.5 (3) Yards.

MIDVALE TOWN CENTER: FORM-BASED CODE WORKSHEET

MIDVALE, UTAH



13.0 FORM-BASED CODE WORKSHEET

Please fill in the charts below with the specific details about the proposed project. Planning staff will determine if this project is compliant with the Midvale Town Center Form-Based Code. If this project does not meet the minimum requirements, please provide a detailed explanation of the non-compliance.

The table and diagram to the left 13.01.

Please contact the following people with any questions about the FBC:

Lesley Burns, City Planner
lburns@midvale.com 801-567-7229

Alex Murphy, Associate Planner
amurphy@midvale.com 801-567-7231

Table 13.01- Form Requirement Link and Tables Guide		
TYPE	TABLES	LINKS
Building Tables	6.02-6.05	1, 2, 3, 4
Use Table	3.01	5
Signage Tables	10.02-10.07	6

1. PROJECT INFORMATION				
1. SITE ADDRESS				
2. SITE CHARACTERISTICS	Form District:		Corner Lot (Select): Yes No	
	Frontage Type:			
3. BUILDING TYPE(S) (SELECT)	Storefront	General Stoop	Limited Bay	
	Row	Civic		
4. LOT SIZE AND DIMENSIONS				
5. EXISTING CONDITIONS				

2. PUBLIC SPACE STANDARDS		
A. STREETS		**STAFF COMMENTS**
1. STREET TYPE(S) (SELECT)	Main Street Major Commercial Minor Commercial	
2. PROPOSED STREET(S) (IF ANY)		
3. ACTIVE TRANSPORTATION COMPONENTS		
B. CIVIC SPACE		**STAFF COMMENTS**
4. REQUIRED OPEN SPACE	Percentage: Total Area (square feet):	
5. CIVIC SPACE TYPE(S) (SELECT)	Linear Greenway Public Square Public Park Pocket Park Active Streetscape	
6. DIMENSIONS AND ADJACENT PARCELS		
7. DESCRIPTION OF IMPROVEMENTS		

C. LANDSCAPING		STAFF COMMENTS
1. LANDSCAPE TYPE(S) (SELECT)	Parking Lot Buffer Parking Lot Interior Side and Rear Lot Buffer	
2. LOCATION WITHIN THE SITE		
3. DIMENSIONS		
4. VEGETATION TYPES/SPACING/ COVERAGE %		

3. BUILDING FORM STANDARDS		
A. BUILDING USE		**STAFF COMMENTS**
1. GROUND FLOOR		
2. UPPER FLOOR(S)		
3. PARKING WITHIN BUILDING (SELECT)	Yes No	
4. INTERIOR OCCUPIED SPACE DISTANCE (FEET)	Primary Street: Side Street (if any):	

B. BUILDING SITING		**STAFF COMMENTS**
5. OCCUPYING CORNER (IF ANY)	Yes No	
6. PRIMARY STREET SETBACK (FEET)		
7. SIDE STREET SETBACK (IF ANY) (FEET)		
8. SIDE SETBACK (FEET)		
9. REAR SETBACK (FEET)		
10. ACCESSORY STRUCTURES (IF ANY)	Yes No Quantity:	
11. PARKING LOCATION (SELECT)	Rear Yard Side Yard	
12. SERVICE ENTRANCE LOCATION (SELECT)	Rear Yard Side Yard	
13. VEHICULAR ACCESS	Type: Location:	
14. SCREENING REQUIREMENT	Type: Length (feet):	
C. BUILDING HEIGHT		**STAFF COMMENTS**
15. PRINCIPAL BUILDING HEIGHT	Number of Above Ground Stories:	
16. ACCESSORY BUILDING HEIGHT	Number of Above Ground Stories (if any):	
17. GROUND FLOOR HEIGHT (FEET)		
18. UPPER FLOOR HEIGHT(S) (FEET)		

D. BUILDING FACADE		**STAFF COMMENTS**
19. PRIMARY ENTRANCE TYPE	Storefront Arcade Stoop Porch	
20. FACADE WIDTH (FEET)		
21. VERTICAL ARTICUL. (IF ANY)	Number of bays: Bay Width(s) (feet):	
22. STREET SIDE ENTRANCES	Quantity:	
23. ENTRANCE SPACING (FEET)		
24. GROUND FLOOR TRANSPARENCY	Percentage:	
25. UPPER FLOOR TRANSPARENCY	Percentage:	
26. BLANK WALL LIMITATION MET	Yes No	
E. BUILDING PROJECTIONS		**STAFF COMMENTS**
27. PRIMARY STREET	Quantity: Type: Distance (feet):	
28. SIDE STREET (IF ANY)	Quantity: Type: Distance (feet):	
F. ROOF		**STAFF COMMENTS**
29. ROOF TYPE (SELECT)	Parapet Pitched Flat	
30. TOWER	Yes No	

G. PARKING		
NUMBER OF SPACES		**STAFF COMMENTS**
1. REQUIRED SPACES		
2. PROVIDED SPACES		
3. PARKING REDUCTION TYPE (IF ANY)		
PARKING LOT SITING		**STAFF COMMENTS**
4. PRIMARY STREET SETBACK (FEET)		
5. SIDE STREET SETBACK (IF ANY) (FEET)		
6. SIDE SETBACK (FEET)		
7. REAR SETBACK (FEET)		
DRIVEWAYS		**STAFF COMMENTS**
8. NUMBER OF DRIVEWAYS		
9. DRIVEWAY WIDTH(S) (FEET)		
10. LOCATION(S) (SELECT)	Side Rear Front	
MISCELLANEOUS		**STAFF COMMENTS**
11. PLAN FOR ON SITE STORMWATER MANAGEMENT		

H. ADDITIONAL DESIGN STANDARDS		STAFF COMMENTS
1. EXTERIOR MATERIALS AND COLORS (PERCENTAGES FOR EACH)		
2. AWNING AND SHUTTER MATERIALS (IF ANY)		
3. CORNER TREATMENT (IF ANY)		
4. BALCONY DIMENSIONS (IF ANY) (FEET)		
5. FACADE DIVISIONS OR FENESTRATION DESCRIPTION		
6. METERS AND EQUIPMENT LOCATION(S)		
7. VISITABILITY REQUIREMENTS MET	Yes No	
8. AMENITIES DESCRIPTION		

G. SIGNAGE		STAFF COMMENTS
1. SIGN TYPE(S)		
2. SIGNAGE CALCULATIONS		

Administrative Services Department Report

Justice Court – December 2019

Cases Filed

- Traffic – 777
- Criminal – 72
- Small Claims – 44

TOTAL CASES FILED – 893 (13% Increase From November 2019)

Cases Disposed

- Traffic – 747
- Criminal – 70
- Small Claims – 23

TOTAL CASES DISPOSED – 840 (25% Increase From November 2019)

Utility Billing/Customer Service/AP – December 2019

Utility Billing

- Number of Accounts Billed – 8,082
- Number of Xpress Bill Pay Users – 4,194
- Number of ACH Preauthorized Payment Accounts – 405
- Continued Setup of JVWCD Customers

Utility Billing/Customer Service

- Number of Cash Receipts Processed – 2,404
- Number of Xpress Bill Pay Receipts Processed – 5,414

Accounts Payable – Number of Checks Created - 184

Accounting/IT – December 2019

Accounting

- Completion of fiscal year 2019 audit and financial statements.
- New City Council budget versus actual report.
- Review of existing financial policies.

Information Technology

- IT help desk tickets - 79
- Continued updates to phone system infrastructure.

COUNCIL MEETING
Minutes

Tuesday January 7, 2020
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale

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

STAFF: Kane Loader, City Manager; Matt Dahl, Asst. City Manager/Community Development Director; Rori Andreason, HR Director/City Recorder; Lisa Garner, City Attorney; Kyle Maurer, Administrative Services Director; Glen Kennedy, PW Director; Laura Magness, Communications Director; Lesley Burns, City Planner; Alex Murphy, Planner II; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Jake Shepherd, Network Administrator.

The pre-meeting workshop began at 5:30 p.m. – Dinner, Dahl Conference Room

6:00 PM – Dahl Conference Room

WORKSHOP - Interviews for Community Development Director
The Mayor and Council met with Nate Rockwood, Candidate for Community Development Director, asking several interview questions.

6:30 PM – Council Chambers
Swearing in Ceremony for Newly Elected Council Members

Judge George Vo-Duc conducted the Oath of Office Ceremony for the newly elected Council Members including Quinn Sperry (District 1), Paul Glover (District 2), and Heidi Robinson (District 3).

7:00 PM – Regular Meeting
Mayor Robert Hale called the business meeting to order at 7:00 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.

PENDING

C. Proclamation Recognition to Larry H. Miller Group for Donation to Victim Advocate Program

Mayor Hale read the proclamation recognizing the Larry H. Miller Group for a Donation to the Victim Advocate Program. The proclamation was presented to Kimberly Casaday, Larry H. Miller Group.

Chief Thomas read a letter into the records regarding a victim of domestic violence expressing her sincere appreciation for Carmen Contreras, Victim Advocate for the City. He said without the support from the Larry H. Miller Auto Group these services would not be possible.

D. Tax Reform – Representative Robert Spendlove

Representative Robert Spendlove discussed the tax reform and how it affects citizens.

E. UNIFIED POLICE & UNIFIED FIRE DEPARTMENT REPORTS

Chief Randy Thomas reported on December events and happenings in the community. Officer Canine Auto (police dog) was named officer of the month for November. Officer Auto found drugs hidden at the homeless shelter. He said he would send out the finalized report for December stats when it is completed. With the change to the winter parking ordinance, he said he would work on educating and getting the word out. There is a rental fraud going on right now where deposits are being paid for a rental, then they disappear with the deposit money.

Chief Brad Larson reported on an apartment fire in Midvale.

Council Member Dustin Gettel asked about the dispatch to the fire. He said there were several people that could not get through on 911 to report this fire.

Chief Brad Larson said he would investigate the response time on the other end with VECC. The fire crew responded in 5 to 6 minutes once they were dispatched to this fire. When the statistical report is complete, will send it out.

II. PUBLIC COMMENTS

Michael Davis said he lives at 518 E. Fort Union Blvd, which is the historic farm house. He said he and his wife have owned this property for 20 years. They are looking to downsize and would like to build an accessory dwelling unit on the property, but the historic zoning is stopping them from doing so.

Matt Dahl said in general, the City needs to make modifications to the accessory dwelling unit policy.

Julie Cluff asked the Council to sign the tax referendum. There are no clear criteria on what is and should be taxed. The bill has been done secretly and rushed. The majority of the people would like their voices heard and want the tax referendum signed.

III. COUNCIL REPORTS

A. Council Member Bryant Brown – Congratulated Heidi Robinson and the two incumbents. He thanked Julie for coming in and taking time out of her Tuesday night to get the signatures on the tax referendum. He said the Off-Broadway Theater will be using the

PENDING

performing arts center to do a few shows. Also, a few of the parking lot lights are out at the Performing Arts Center and need to be replaced.

.

B. Council Member Dustin Gettel – Congratulated Heidi Robinson and thanked Julie for coming to collect signatures on the referendum. He is on the clean air initiative state wide; air quality suffers here in the winter. He cautioned people to restrict driving as much as possible. He suggested maybe incentivizing people to take public transportation and if they do, they can leave work one hour early each day. He asked that the Council be informed if a person is asked to address the City Council (i.e. Representative Spendlove).

C. Council Member Quinn Sperry – Welcomed Heidi Robinson to the Council.

D. Council Member Heidi Robinson – Thanked everyone at Midvale for welcoming her and said she is excited to work with the City.

E. Council Member Paul Glover – Welcomed Heidi Robinson to the Council.

IV. MAYOR REPORT

Mayor Robert Hale – Expressed his appreciation to the UFA and UPD regarding the Hillcrest High School fire. He said he will be out of town Feb 28th through March 5th as well as January 17th – 20th.

V. CITY MANAGER REPORT

Kane Loader said he will investigate the VECC issue and the recent fire call that was claimed to be unanswered. The new director at VECC has been hired, Scott Ruff. There are some issues at VECC that need to be dealt with. TransJordan closed on the Daybreak property in order to build a transfer station and maintain operations for the next 12 – 15 years. They are also working on a transfer station in Sandy.

VI. DEPARTMENT REPORTS

A. PUBLIC WORKS REPORT

Glen Kennedy reported that Public Works is fully staffed now. SCADA should be fully functional in the next two to three weeks. Generators were delivered and ready for set up. The Community Center remodel is underway and moving forward quickly.

VII. CONSENT AGENDA

A. CONSIDER MINUTES OF DECEMBER 10, 2019

MOTION: Council Member Paul Glover MOVED to approve the consent agenda. The motion was SECONDED by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none, he called for 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**

PENDING

VIII. ACTION ITEMS

A. CONSIDER RESOLUTION NO. 2020-R-01 CONFIRMING THE MAYOR'S APPOINTMENT OF JAMES NATHANIEL "NATE" ROCKWOOD AS THE COMMUNITY DEVELOPMENT DIRECTOR FOR MIDVALE CITY

Matt Dahl said Mayor Robert Hale has appointed James "Nate" Rockwood for the position of Community Development Director. Staff is seeking the advice and consent of the City Council for Nate's appointment.

The City received over 30 applicants for the Community Development Director position. The applications were reviewed by senior management and the division heads within the Community Development Department (i.e., Planning, Engineering, Economic Development). This group scored each application, and the five highest ranked applicants were invited to interview. The same group that reviewed the resumes conducted the first round of interviews. After interviewing the top five candidates, the group recommended to Mayor Hale and City Manager Kane Loader that Nate Rockwood be appointed to the position of Community Development Director. Following his own interview with the applicant, Mayor Hale agreed with the Interview Committee's recommendation and offered the position to Nate.

Nate's appointment is based on his high level of education, extensive background in community development, and strong financial skills. He attained a graduate degree in public administration from Brigham Young University with a double emphasis in local government management and financial & management analysis. He has eleven years of development and management experience, most recently serving as the Director of Redevelopment and Capital Management for Park City. While at Park City, Nate oversaw a $450 million five-year capital budget, as well as leading the city's redevelopment agency. Nate also has experience with strategic planning, project implementation, and other key services provided by the Community Development Department.

The Interview Committee, City Manager, and Mayor feel that Nate is a proven leader and would be a great fit for the Community Development Department and will be a valuable addition to the City and the community.

Council Member Dustin Gettel said he reached out to individuals at Park City who said: "Nate did a fantastic job for Park City during his 12-year tenure and it is Midvale's great fortune that you have gained his service. He has always been a high performer and a creative thinker, demonstrate good attention to detail in public presentation skills. Someone you can trust and rely on. Very confident he will serve Midvale well and will be very difficult to replace. Nate would be an asset to any municipal team. Park City will be sad to lose him. His strengths are financial wizardly strategy and solving complex problems."

MOTION: Council Member Bryant Brown MOVED to approve Resolution No. 2020-R-01 Confirming the Mayor's Appointment of James "Nate" Rockwood as the Community Development Director for Midvale City. The motion was SECONDED by Council Member Dustin Gettel. Mayor Hale called for discussion on the motion. There being none, he called for 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**

B. CONSIDER RESOLUTION NO. 2020-R-02 AUTHORIZING THE MAYOR TO ENTER INTO A REVISED AND RESTATED UNIFIED FIRE AUTHORITY INTERLOCAL AGREEMENT

Lisa Garner said This action item involves the Revised and Restated Interlocal Cooperation Agreement Between Public Entities to Create and Govern the Unified Fire Authority ("2019 UFA Interlocal") After approximately ten drafts, the Board of the Unified Fire Authority approved the attached 2019 UFA Interlocal on November 19, 2019. This Agreement replaces the initial, 2004 Interlocal Agreement between Unified Fire Authority and the member cities. Along with numerous minor revisions, the substantive changes include: a change to a weighted voting formula on budget items; specification to assets and liabilities calculated when a member wishes to withdrawal from UFA; and provisions allowing alternate board member in case of an emergency.

MOTION: Council Member Dustin Gettel MOVED to Adopt Resolution No. 2020-R-02 a Resolution Authorizing the Mayor to enter into a Revised and Restated Interlocal Cooperation Agreement between Public Entities to Create and Govern the Unified Fire Authority. The motion was SECONDED by Council Member Paul Glover. Mayor Hale called for discussion on the motion. There being none, he called for 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**

C. CONSIDER RESOLUTION NO. 2020-R-03 AUTHORIZING THE EXECUTION OF A LOAN AGREEMENT BETWEEN THE UTAH DEPARTMENT OF TRANSPORTATION AND MIDVALE CITY FOR A STATE INFRASTRUCTURE BANK FUND LOAN

Matt Dahl said projects in Midvale that support economic development. The funding was earmarked in the State Infrastructure Bank Loan Fund ("SIB"). In September, Midvale City ("City") applied for and was approved to receive a $3,500,000 SIB Loan ("SIB Loan") pursuant to Utah Code 72-2-204. The City applied for the SIB Loan with the intent to partially finance the development of a four-story, 780-stall parking structure being constructed by the Gardner Company ("Developer"). The parking structure is part of an expansion of the CHG Healthcare campus. In accordance with the intent of the legislative
appropriation, Staff is proposing to borrow the requested funds from the SIB, and in turn lend the funds to the developer as a pass-through loan ("Construction Loan"). The Construction Loan will be structured so that the loan proceeds will provide the funding for the City's debt service under the SIB Loan. Council and Staff discussed the development financing on November 12, 2019, since that time Staff has been working with the Developer to finalize the

term sheet attached herein. Staff is proposing approving the Term Sheet for the Construction Loan and authorizing the execution of the SIB Loan.

PROJECT:
The proposed financing is intended to partially finance the construction of a 780-stall, four-story parking structure. The parking structure in turn will support the expansion of the CHG Healthcare Campus and provide additional public benefits to transit riders of the nearby 7200 South bus routes and the Bingham Junction TRAX station. The CHG Healthcare expansion will include 122,000 square feet of Class "A" office space and allow for the addition of 1,200 additional employees. Overall, the expansion will result in a campus that includes 403,000 square feet of office space.

SIB LOAN PARAMETERS:
The SIB Loan will have a principal amount of $3,500,000 with an interest rate of 2.35% per annum with a ten-year term. The City must approve the SIB Loan Agreement from the State by resolution in order to receive the funding. Staff has initiated the noticing process for the approval of the resolution, which, by law, takes 30 days. The current version of the SIB Loan Agreement states the first payment will be due one year after the execution of the loan agreement, and then once annually thereafter through the end of the term. The City intends for the loan proceeds from the Construction Loan to be the funding source for the City's debt service; however, the City will be responsible for repaying the loan from State. In the event the City is unable to make its debt service payments, the Utah Department of Transportation will request that the State of Utah withhold B&C road funds from the City.

In addition to the Construction Loan the Developer also intends to use $9,077,826 of equity, $2,695,979 of rent proceeds, and a loan of $26,350,000 from US Bank to finance the Project. Additionally, the Developer intends to enter into a tax increment reimbursement agreement with the Midvale City Redevelopment Agency for $3,000,000 for the overburdened costs accrued while developing on a capped property. The agency has participated in partially funding parking structure in the past on the basis that parking structures support the highest and best use of the development of the land while generating more property taxes.

CONSTRUCTION LOAN PARAMETERS:
The Construction Loan will have a principal amount of $3,500,000 with an interest rate of 2.65% per annum with a ten-year-term. During the term of the loan, the Developer will make ten annual payments. The first of these payments will be due January 1st, 2021, and each will be due on January 1st of each subsequent year. The payment of the Construction Loan will be used for the City's debt service from the SIB Loan. For collateral the City will take second position on the parcels the Project is being developed on behind the primary financer of the Project, US Bank. In addition to the second position on the land, a corporate guarantee from the KC Gardner Company will be provided.

PENDING

LOAN ANALYSIS:

	SIB Loan	Construction Loan
Terms	Loan Amount: $3,500,000 Term: 10 Years Interest Rate: 2.35% Security: B&C Road Funds	Loan Amount: $3,500,000 Term: 10 Years Interest Rate: 2.65% Security: Second Position/Corporate Guarantee
Sources and Uses	Sources: State Infrastructure Bank Fund Uses: Construction Loan	*See attached.*
Collateral and **Debt Service Coverage Ratio**		Second Position: The City will take second position on the land behind US Bank Debt Service Coverage: 1.2

Council Member Bryant Brown asked if the parking stalls are only guaranteed during the life of the loan or if it can be extended past the life of the loan. The parking stalls would be more beneficial later on.

Matt Dahl said it was actually Midvale that pushed for the extra 100 parking stalls. The state perceived the public benefit by providing this project to support economic development on the site.

Council Member Dustin Gettel asked what prevents the state from not passing the money through Midvale City.

Matt Dahl said all similar projects have been funded this way and this is what they have set the program up to be.

Kane Loader said this is a new program and Midvale is one of the first three to participate in the program.

Council Member Quinn Sperry asked how quick they think they will have it built.

Matt Dahl said the structure will be completed by next fall and another year for the office building.

MOTION: Council Member Quinn Sperry MOVED to adopt Resolution No. 2020-R-03 Authorizing the Mayor of Midvale City to Execution of a Loan Agreement between the Utah Department of Transportation and Midvale City for a State Infrastructure Bank Fund Loan subject to such other terms and conditions as recommended by Midvale City's legal counsel. The motion was SECONDED by Council Member Dustin Gettel. Mayor Hale called for discussion on the motion. There being none, he called for roll call vote. The voting was as follows:

PENDING

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**

D. CONSIDER RESOLUTION NO. 2020-R-04 APPROVING THE TERMS OF A LOAN AGREEMENT BETWEEN MIDVALE CITY AND ARBOR GARDNER BINGHAM JUNCTION OFFICE 4, LC FOR THE CONSTRUCTION OF A PARKING STRUCTURE

MOTION: Council Member Quinn Sperry MOVED to approve Resolution No. 2020-R-04 Approving the Term Sheet for a Construction Loan Agreement with Arbor Gardner Bingham Junction Office 4, LC and Authorizing the Mayor and City Manager of Midvale City to execute a Loan Agreement and other related documents based on the Term Sheet, subject to such other terms and conditions as recommended by Midvale City's legal counsel. The motion was SECONDED by Council Member Dustin Gettel. Mayor Hale called for discussion on the motion. There being none, he called for 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**

IX. DISCUSSION ITEM

A. DISCUSS MAIN STREET FORM BASED CODE TEXT AMENDMENT AND REZONE

Alex Murphy said In December 2018, the Midvale City Council adopted the Main Street Small Area Plan (the "Plan"). The Plan built on the goals of the City's 2016 General Plan with an overall purpose to improve and energize the Main Street neighborhood by pursuing five goals:

- Attract new investment;
- Support existing businesses;
- Strengthen residential areas;
- Improve connectivity; and
- Improve neighborhood identity.

Included in the Plan were 20 projects tailored to achieve these goals in three phases over the next 5-10 years, ranging from relatively simple, inexpensive, and short-term actions, such as recruiting new businesses and establishing a Main Street Business Association, to complex, expensive, and multi-year projects, such as updating electrical infrastructure and reconstructing the layout of major streets.

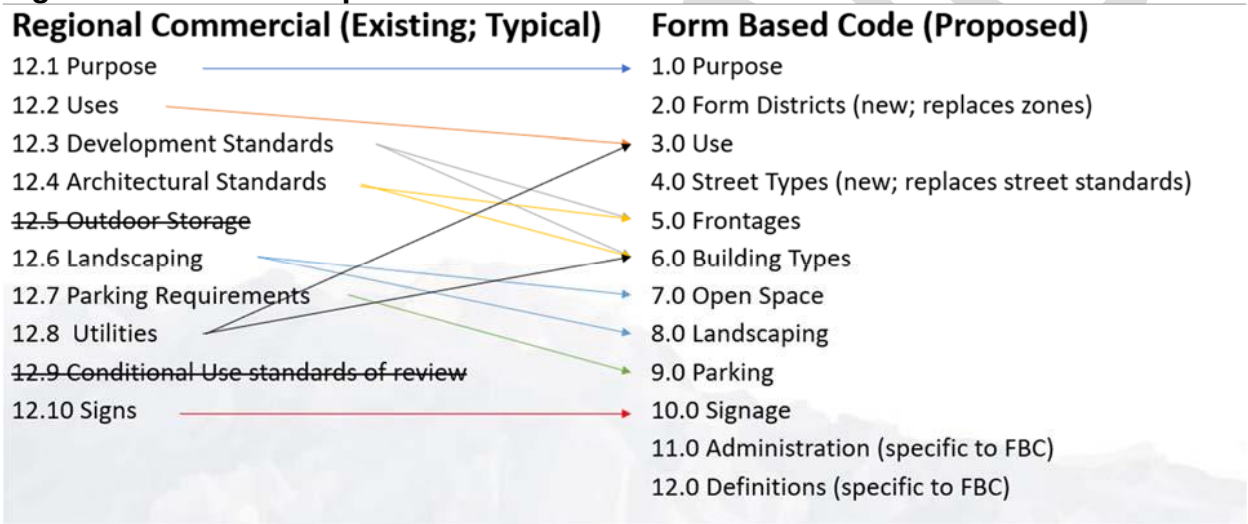
The Phase 1 project list included a proposal to adopt a Form-Based Code ("FBC") for the Main Street neighborhood. FBCs are a type of land development regulation or zoning ordinance focusing primarily on physical form instead of specific use. The basic purpose of an FBC is to establish specific physical forms and spatial relationships that provide a reliably predictable

development pattern within a limited area. The Main Street FBC was drafted to support the goals established by the community in the Plan and ultimately transform the neighborhood into a well connected and walkable town center.

The proposed FBC would repeal and replace the City's existing Historic Commercial zone with the Main Street FBC zone. The boundary of the Main Street FBC zone would then be expanded to cover existing properties within the Historic Commercial (HC), Regional Commercial (RC), Medium Density Multifamily Residential (RM-12), and Single-Family Residential (SF-2) zones, as identified on the Form-Based Code Boundary Map in Figure 2.

While the Main Street FBC does propose new standards for the Main Street neighborhood commercial areas, the structure of the code is similar to what is currently in effect in the HC and RC zones. Figure 1 shows how the existing code requirements generally relate to the proposed FBC standards.

Figure 1: Section Comparison



The rest of this Report summarizes the 12 sections of the FBC and provides a summary of the process followed to-date.

FORM-BASED CODE CHAPTERS:

The *Purpose* section of the FBC describes the planning efforts leading up to the code (the 2016 General Plan and 2018 Main Street Small Area Plan), the goals for the neighborhood, and a brief discussion on the history and existing conditions.

The *Form Districts* section of the FBC establishes subareas within the overall FBC zone boundary that differentiate areas by their form, location, purpose, and function (see Figure 2).

There are two form districts proposed by the FBC: Main Street (those properties immediately adjacent to Main Street), and Town Center Core (the largest form district by area, whose properties will provide support to development on Main Street and throughout the neighborhood).

Figure 2: Form District Map

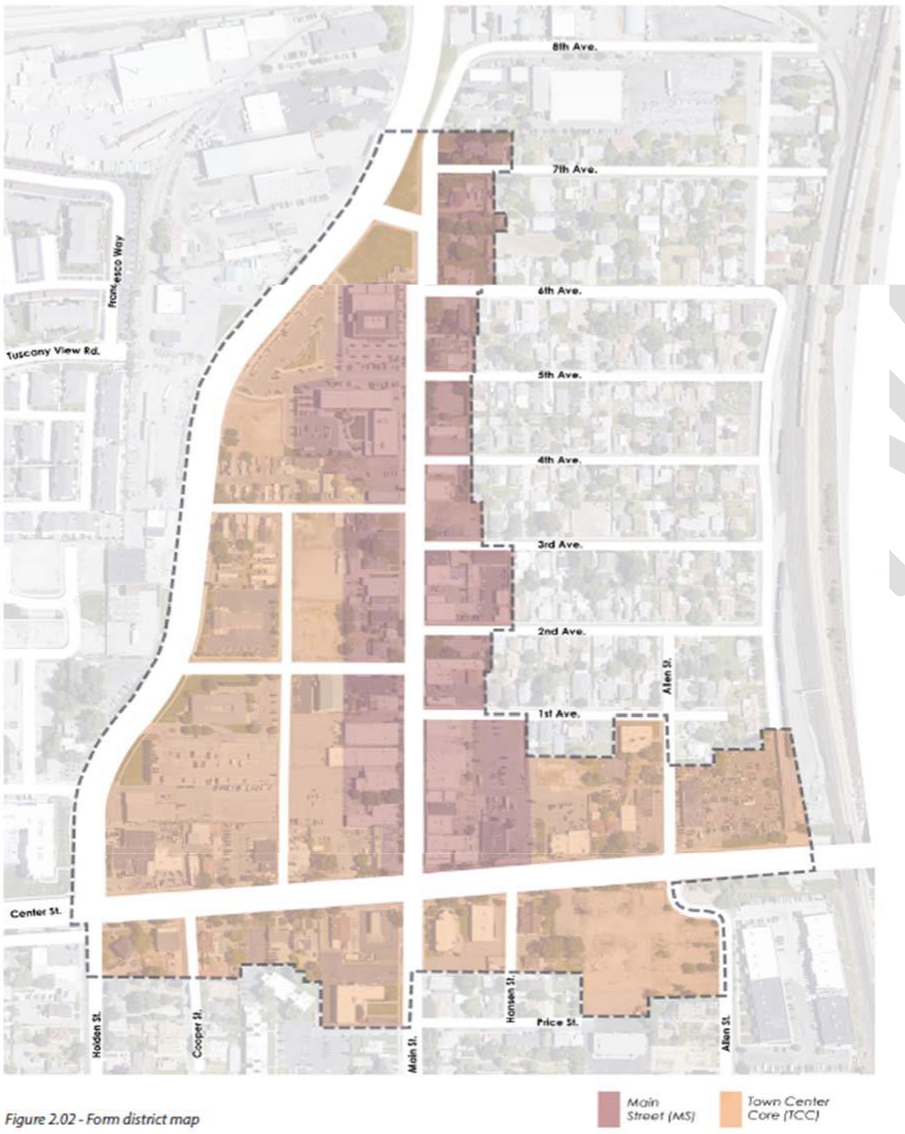


Figure 2.02 - Form district map

The *Use* section establishes allowable uses by form district (See Figure 3). Uses are broken down by general category (retail, service, office, residential, etc.) Most uses are allowed throughout buildings, but some, such as schools, are limited to upper floors only. This section also includes use-specific restrictions and prohibited uses, such as itinerant merchants and outdoor dining for the former and sexually oriented businesses and new auto-related uses for the latter. Language affecting existing legal nonconforming businesses can be found in the *Administration* section.

Figure 3: Use Table

Table 3.01 - Use by Form District		
USE CATEGORY	**FORM DISTRICT**	
	MS	**TCC**
RESIDENTIAL & LODGING		
1. Residential	P	P
2. Hotel & Inn	P	P
3. Residential Care	N	U
CIVIC & INSTITUTIONAL		
4. Assembly (Public & Private)	P	P
5. Transit Station	P	P
6. Medical/Dental Clinic	P	P
7. Library/Museum/Post Office	P	P
8. Police & Fire	N	P
9. School	U	U
RETAIL		
10. General Retail	P	P
11. Neighborhood Retail	P	P
12. Drive Through	N	N
13. Itinerant Merchants	P	P
SERVICE		
14. General Service	P	P
15. Neighborhood Service	P	P
OFFICE & INDUSTRIAL		
16. Office/Professional	P	U
17. Craftsman/Industrial	N	P
ACCESSORY USES		
18. Home Occupation	P	P
19. Attached Parking Structure	P	P
20. Storage Building/ Carport	P	P
SITE USES		
21. Utility/Infrastructure	P	P
22. Parking Lot	P	P
23. Detached Parking Structure	P	P
24. Open Space	P	P

P = Permitted | U = Permitted in Upper Stories Only

| N = Not Permitted

The *Street Types* section establishes standards necessary to develop the public rights-of-way in a pedestrian-friendly fashion. Three street types are proposed (see Figure 4): Main Street, major commercial (Center, Holden, 700 West), and minor commercial (Stagg, Depot, Smelter,

etc.). Recommended street connections are proposed where the existing network is incomplete, which can be used to guide development decisions on those areas in the future.

Each street type has specific standards associated with it regarding vehicle lanes, bike lanes, sidewalk widths, landscaping, etc. (see Figure 5 for an example.) This section also includes provisions for adjusting street widths by reducing or removing certain elements, if necessary.

Figure 4: Street Type Map



Figure 5: Street Type Requirement Example

Table 4.02 - Main Street Requirements		
VEHICULAR REALM		
1. Typical Right-of-Way		~68'-0"
2. Travel Lanes		2 lanes, 10' 6" wide, striped
Center Lane	3. Median	None
	4. Left Turn	None
5. On-Street Parking		8'-0" wide lane, striped on both sides of the street
6. Bicycle Lane		Sharrow marked shared bike lane (13'-0" min. width)
7. Truck Loading Space		Required - size and location(s) to be determined by city planning staff and/or streetscape plan
8. Bulb-Outs		Required at all intersections and mid-block crossings
PEDESTRIAN REALM		
9. Sidewalk		9'-0" sidewalk on both sides of the street
Park Strip	10. Width	4'-0" park strip on both sides of the street
	11. Street Trees	Evenly spaced at 30'-0" on center
	12. Street Lights	Evenly spaced to achieve desired light coverage and per fixture manufacturer's guidelines; street light spacing should be coordinated with street trees where possible
	13. Landscape Zone	**Required:** at-grade planters, street trees located in planters, water efficient low-maintenance ornamental plants, street lights, no lawn
		As Needed: street signage, utilities, public art, bollards
	14. Furnishings Zone	**Required:** trees in tree wells with grates, seating, bike rack, garbage can, lighting
		As Needed: street signage, utilities, public art, bollards
	15. Zone Spacing	The Main Street park strips are predominantly furnishings zones with landscape zones limited to all bump-outs. The frequency/spacing of furnishings, trees, and street lights are to be defined in a streetscape plan.

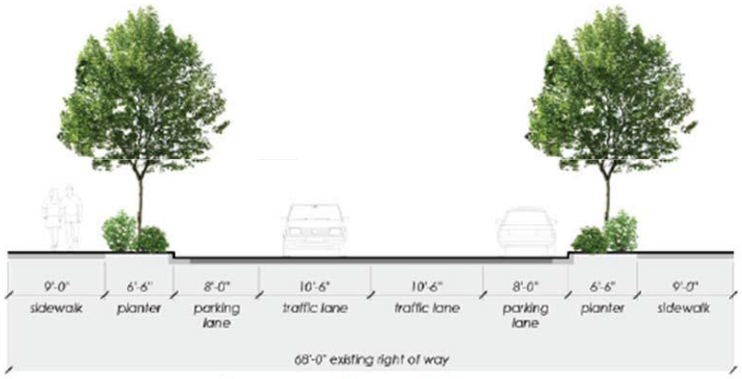


Figure 4.09 - New Main Street section shown within typical existing right-of-way

The *Frontages* section outlines requirements for the interface between buildings and the public realm (public sidewalks, public plazas, etc.). This section establishes a hierarchy of frontage importance, dividing streets into primary, secondary, and tertiary frontages (see Figure 6). Each

frontage classification includes requirements regarding building placement, allowed encroachments into the public space, and parking location (see Figure 7).

Figure 6: Frontage Map

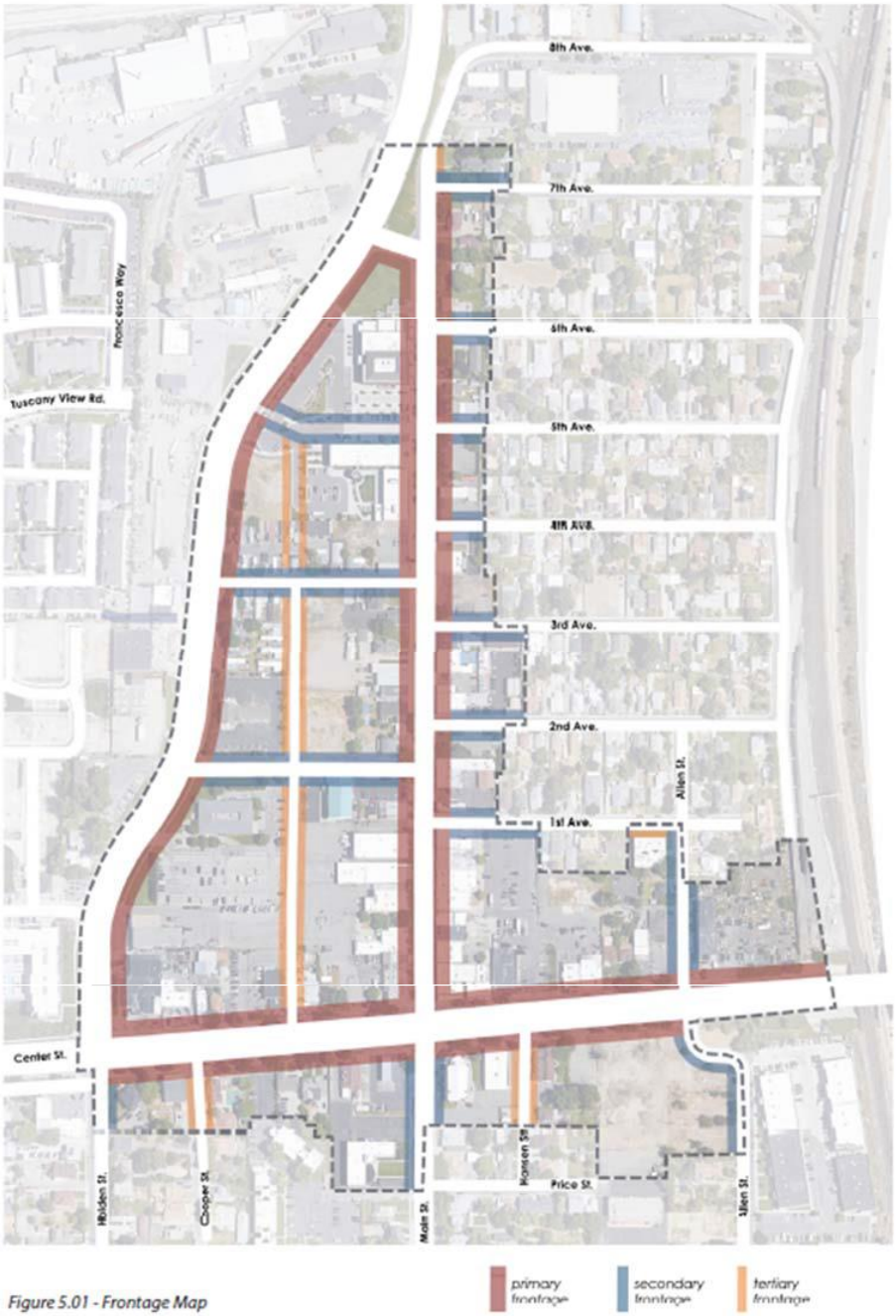


Figure 5.01 - Frontage Map

Figure 7: Frontage Example

Table 5.01 - Primary Frontage Requirements	
BUILDING PLACEMENT	
BUILD-TO-ZONE (BTZ)	
1. Primary Street	0'-0" min. - 10'-0" max.
2. Side Street/Rear Street	0'-0" min. - 10'-0" max.
SETBACK	
3. Side	0'-0" min.
4. Rear	5'-0" min.
FRONTAGE COVERAGE	
5. Primary Street Facade	80% min.
6. Side Street Facade	50% min.
7. Rear Street Facade	no minimum
8. Corner Buildings	
Primary Street Facade	30'-0" min.
Side Street Facade	30'-0" min.
Rear Street Facade	no minimum
9. Primary Facade Courtyard	20% max.
ENCROACHMENTS	
10. Primary Street	
Ground Floor	12'-0" max.
Upper Floor (s)	6'-0" max.
11. Side Street/Rear Street	
Ground Floor	8'-0" max.
Upper Floor (s)	6'-0" max.
PARKING: See Section 9.0	
SETBACK (surface lot)	
12. Primary Street	30'-0" min.
13. Side Street/Rear Street	5'-0" min.
14. Side	5'-0" min.
15. Rear	5'-0" min.
PARKING DRIVEWAY (surface lot & structure)	
Width	15'-0" Min
16. Width	
Two-Way	25'-0" max.
One-Way	16'-0" max.
Corner Lot	
17. Location	side street or rear street
18. Distance from Corner	35'-0" min.
Interior Lot	shared driveway, rear street, primary street as a last resort
19. Location	
BICYCLE AND OFFSITE PARKING	
20. Bicycle parking to be provided in a secure location	

5.2 PRIMARY FRONTAGE

A. INTENT

Primary frontages accommodate more intense development and maintain the town center type of spatial relationships between buildings and streets. Buildings are located very close to the right-of-way, creating a consistent street wall and prioritizing walkability.

The values of the various parameters provide less flexibility than the other frontage types. Primary frontages are applied only to the Main Street and major commercial street types.

B. DESIGN STANDARDS

Regulations for primary frontages are defined in Table 5.01 and Figures 5.03a and 5.03b.

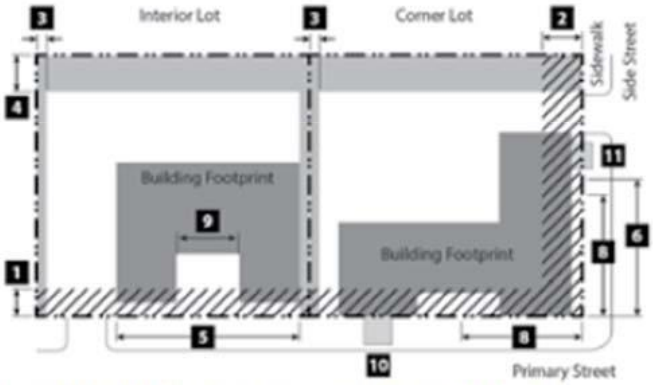


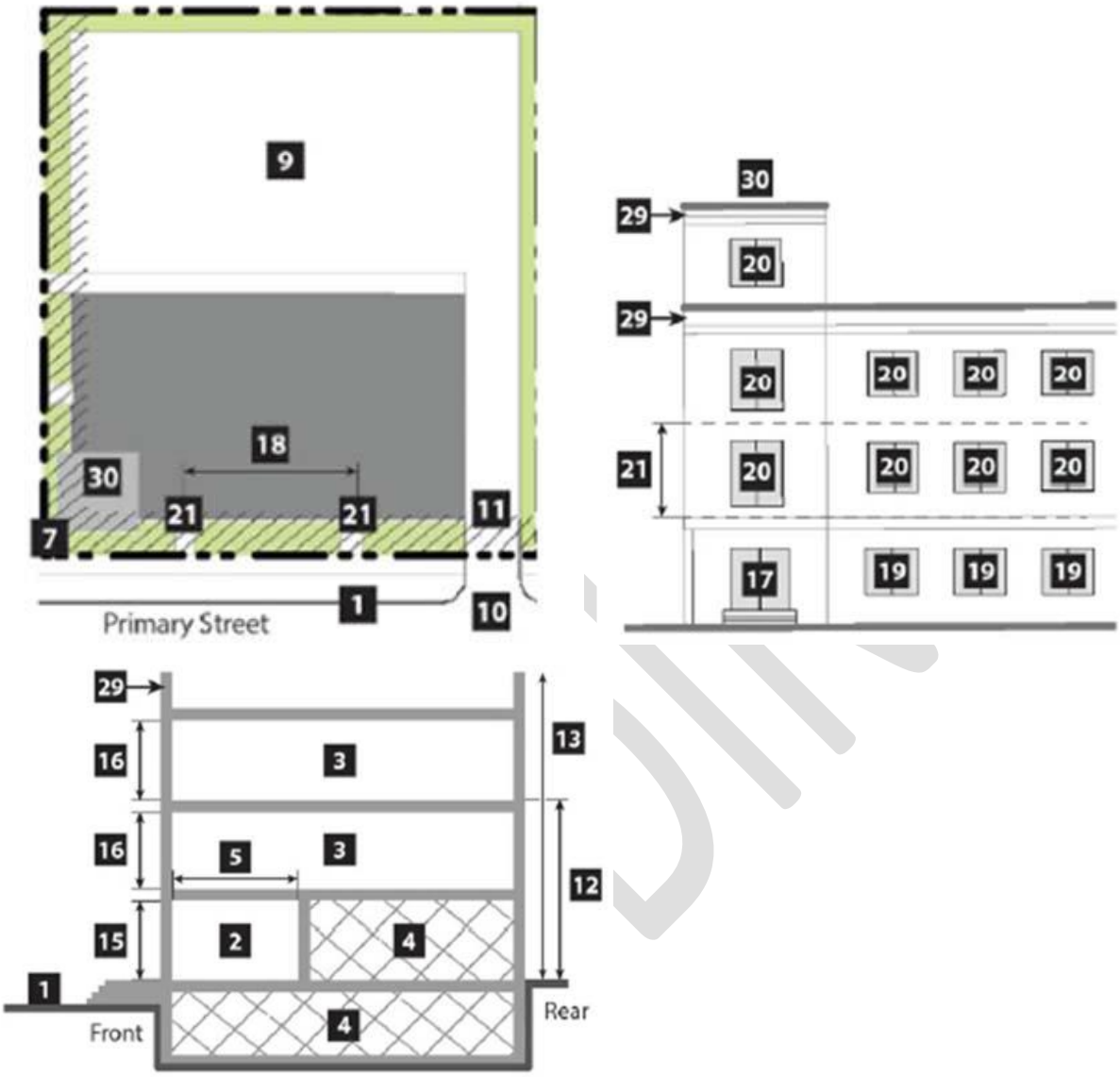
Figure 5.03a - Building placement example diagram. Not to scale.

The *Building Types* section describes the building styles permissible in the FBC area. Four building types are allowed: general (a catch all), limited bay (includes street-facing garage doors), row (typical townhome style, although not limited to residential use), and civic (reserved Page 9 of 12 for civic and institutional uses only). Each building type has a table of requirements, including allowable uses (matching the *Use* section), location on property, height, primary façade finishes, projections, and roof type (see Figure 8).

Figure 8: Building Type Example

Table 6.02 - General Building Requirements	
FORM DISTRICT	**MS**
FRONTAGE: P=primary, S=secondary, T=tertiary	
1. Frontage Type	P, S
USE	
2. Ground Floor	*Residential uses, *lodging uses, Civic, retail, service
3. Upper Floor(s)	Residential, lodging, civic, office & industrial
4. Parking Within Building	permitted
5. Required Occupied Space	30'-0" min.
SITING	
6. Multiple Principal Buildings	permitted
7. Occupation of Corner	required
8. Accessory Structure	not permitted
9. Parking/Loading Location	rear yard
10. Vehicular Access Type	driveway, portal
11. Loading/Service Entrance Location	rear yard
HEIGHT	
12. Principal Building Minimum	2 stories
13. Principal Building Maximum	3 stories
14. Accessory Building Maximum	not permitted
15. Ground Floor Height (floor to ceiling)	12'-0" min.
16. Upper Floor Height (floor to ceiling)	8'-0" min.
STREET-FACING FACADE(S): STF = storefront, ARC = arcade,	
17. Entrance Type(s)	STF, ARC
18. Entrance Spacing Minimum	1/each minor division
19. Ground Floor Transparency	50% min.
20. Upper Floor Transparency	20% min.
21. Blank Wall Limitation	required
22. Major Division Width	60'-0" min./100'-0" max.
23. Minor Division Width	30'-0" min./60'-0" max.
24. Minor Division Features	5 min.
25. Facade Bay Fenestration Features	5 min.
26. Street Facing Facade Courtyard Width	15'-0" min.
PROJECTIONS: A=awning, B=balcony, C=canopy, R=roof ove	
27. Primary Street	A, B, C, R
28. Side Street/Rear Street	A, B, R
ROOF TYPE: PA= parapet, PI=pitched, F=flat	
29. Permitted Roof Type	PA, PI, F
30. Tower	only on corner lots

* See Section 6.1.A.7 Residential and Lodging Uses



The *Open Space* section details requirements for areas where open space is a defined use, including pocket parks, town squares, parks, and build-to zone pedestrian plazas. This section establishes minimum and maximum areas for each use, allowable adjacent form districts, and Page 10 of 12 permitted improvements (see Figure 9). This section only includes requirements for neighborhood and community areas; on-site landscaping requirements for individual private developments are in the next section.

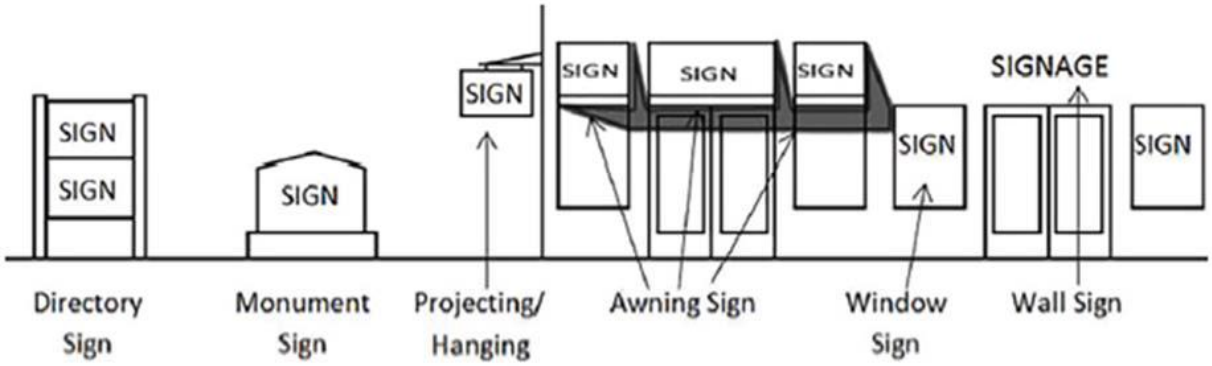
Figure 9: Open Space Example

Table 7.02 - Pocket Park Requirements		
DIMENSIONS		
1. Minimum Area		0.1 acres
2. Maximum Area		0.25 acres
3. Minimum Dimension		none
4. Minimum Access		1 pedestrian entry to right-of-way every 20'-0" of frontage
ADJACENT LOTS		
5. Adjacent Form District(s)		any
6. Adjacent Lot Lines		side, rear
IMPROVEMENTS		
7. Permitted Sports Fields/Courts		not permitted
8. Playground		permitted
9. Permitted Structures		open-air inhabitable, water feature, monument, sculpture, splash pad
Paving	10. Minimum Total Area	15%
	11. Maximum Total Area	30%
	12. Maximum Impervious Pavement Area	20%
13. Lighting		required, 16'-0" max. fixture height
14. Seating		1 / 200 sq. ft.
15. Landscaping		50% min. live plant coverage in planted areas
16. Trees		1 / 1,000 sq. ft.
17. Bicycle Facilities		1 rack / 500 sq. ft.

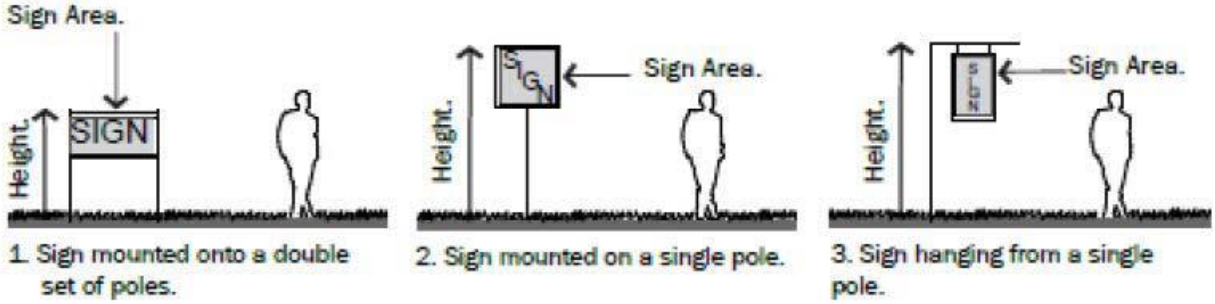
The *Landscaping* section establishes on-site landscaping requirements, including general requirements, installation, irrigation, trees and street trees, maintenance, etc., for individual developments. Three specific landscape areas are defined and required: parking lot frontage buffers (used when parking lots are immediately adjacent to public streets), parking lot interiors (islands within parking lots with 14 stalls or more), and side/rear landscape buffers (on property boundaries).

The *Parking* section provides parking lot configuration and calculation details. Parking requirements are broken down by form district and use. To promote a pedestrian-friendly environment and the most efficient use of land, parking requirements establish maximum limits within the Main Street and Town Center Core districts instead of minimum requirements, as is found elsewhere in the zoning ordinance. On-street and public parking options are provided in the Main Street neighborhood to minimize the impacts of parking limitations in these districts. The *Signage* section establishes permissible sign types and areas by form district. Most of the sign types defined already exist within the City's code, but two types have been added: hanging/projecting and freestanding post (see Figure 10).

Figure 10: Sign Type Examples



Freestanding Post Signs:



The *Administration* section provides details on implementing the FBC, including scope, treatment of nonconformities, enforcement, application process, and amendments. Nonconforming uses or structures are allowed to remain or be replaced in the event of casualty. Should a nonconforming use or structure wish to expand, the code requires the expansion area to conform with FBC requirements and not increase the amount of nonconformity on the site.

PROCESS:
This version of the FBC has been in the works since the Plan was adopted in December 2018. During the first half of the year, Staff worked with the consultant to prepare a draft that built on the goals and objectives of the Plan.

Beginning in August 2019, Staff held discussions, workshops, and other meetings with the Planning Commission, City Council, and property owners in the affected area to build a foundation of understanding, due to the differences between the FBC and existing zoning ordinance. The FBC continued to be revised throughout this time to reflect those discussions. The first public hearing on the FBC was held in November 2019 and was preceded by an open house, held at City Hall, where members of the public were invited to ask questions and talk about the FBC with the consultant and Staff. Approximately two dozen people attended the open house and more attended the public hearing. Following a lengthy discussion considering the public comments and draft FBC, the Planning Commission tabled the item and directed Staff to address a list of items.

In December 2019, Staff presented an updated FBC addressing the comments from the November public hearing. The Planning Commission identified a few more items to address and issued a recommendation the City Council to approve the FBC with those changes. The draft of the FBC attached to this Report includes those changes.

The Council and staff discussed this item at length and asked to schedule the item for a workshop in January focusing on conforming use and parking.

B. DISCUSS ADMINISTRATIVE APPEALS TO DISTRICT COURT

Lisa Garner said this discussion item involves the City's efforts to standardize administrative appeals to district court. Currently, the City has a different administrative appeal process for Business Licensing, Code Enforcement, and Planning and Zoning. A business license appeal automatically stays enforcement of a suspension or revocation pending an appeal to district court. A code enforcement appeal does not stay enforcement of a decision unless it is ordered by the hearing officer. A zoning appeal does not stay enforcement of a decision unless it is ordered by the district court.

In order to simplify these processes, improve enforcement, and provide more equitable treatment, City Staff proposes standardizing the City's administrative appeals processes and, specifically, administrative appeals to District Court.

This item will be brought back at the next meeting as an action item.

C. DISCUSS COMMITTEE/BOARD ASSIGNMENTS

Kane Loader discussed the list of committee and board assignments. There are boards that are vacant that need to be filled. The Council discussed the committee and board assignments. This item will be brought back for approval at the next meeting.

D. DISCUSSION ON THE AMOUNT OF A GRANT TO HELP THE MIDVALE BOYS AND GIRLS CLUB WITH THEIR BUILDING ROOF REPLACEMENT PROJECT

Kane Loader said the executive director from the Boys and Girls Club came and met with the Council and asked for help on a roof replacement for their building. He said the budget would allow for a donation of $10,000.

Council Member Bryant Brown said he did not feel comfortable with it unless the right of first refusal and other items previously discussed in the agreement were updated first.

The Council agreed to bring this back at the next meeting with the amended lease agreement.

E. DISCUSSION ON A RESOLUTION TO SUPPORT THE RATIFICATION BY THE STATE OF UTAH OF THE EQUAL RIGHTS AMENDMENT TO THE UNITED STATES CONSTITUTION

Council Member Dustin Gettel said the Equal Rights Amendment was first proposed in the 1920's. The main steam picked up in the 1970's. There are 23 words that say equality of rights under the law shall not be denied or abridged by the United States or any state on account of

PENDING

sex. There is a big push in Utah to ratify the equal rights amendment for the State of Utah. Salt Lake City has approved the resolution. This is geared to provide legal protection for women.

The Council agreed to bring this item back at next meeting for action.

X. ADJOURN

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

The meeting adjourned at 10:35 p.m.

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

Approved this 21st day of January 2020.

PENDING

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: January 21, 2020

SUBJECT: **Action adopting Resolution No. 2020-R-05 a resolution approving the Mayor and City Council's board and committee assignments.**

SUBMITTED BY: **Kane Loader, City Manager**

SUMMARY:

Midvale City is a member entity to several interlocal and governmental organizations. Each year the Mayor and City Council deliberate and consider individuals that they feel would best represent the City on the various governing boards and committees for those organizations.

A resolution has been prepared along with a listing of the organizations and the respective assignments for the Council's approval.

STAFF'S RECOMMENDATION:

The Staff recommends approval of Resolution 2020-R-05.

RECOMMENDED MOTION:

I move that we adopt Resolution No. 2020-R-05 a resolution approving the Mayor and City Council's Board and Committee assignments.

MIDVALE CITY, UTAH
RESOLUTION NO. 2020-R-05

A RESOLUTION APPROVING MAYOR AND CITY COUNCIL'S BOARD AND COMMITTEE ASSIGNMENTS

WHEREAS, Midvale City (the City) is a member entity to several interlocal and outside organizations and agencies; and

WHEREAS, those organizations and agencies have governing boards and oversight committees that make decisions regarding their operations and functions; and

WHEREAS, it is in the best interests of the City and its residents to have representation on the various boards and committees; and

WHEREAS, the Mayor and City Council have deliberated and chosen the best candidates to represent the City on these various boards and committees.

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

Section 1. The City Council hereby approves the assignments made and referenced in the attached document.

Section 2. This Resolution shall take effect immediately.

APPROVED AND ADOPTED this 21st day of January 2020

_____
Robert M. Hale, 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	_____	_____

COMMITTEE/BOARD ASSIGNMENTS

JANUARY 2020

UIA Board
Matt Dahl
Council Member Quinn Sperry (Alt.)

UTOPIA Board
Kane Loader
Council Member Bryant Brown (Alt.)

Unified Fire Authority Board
Mayor Robert Hale
Council Member Paul Glover (Alt.)
Kane Loader

Unified Police Department Board
Mayor Robert Hale
Council Member Paul Glover (Alt.)
Kane Loader

Unified Fire Service District Board
Mayor Robert Hale
Council Member Paul Glover (Alt.)
Kane Loader

UPD Citizen Advisory Board
Mayor Robert Hale

Midvale City Audit Committee
Council Member Paul Glover
Council Member Heidi Robinson
Jared Zacharias

Community Council of Midvale City
Council Member Heidi Robinson
Mayor Robert Hale
Kane Loader/Matt Dahl

Midvale Arts Council
Council Member Bryant Brown

Harvest Days Committee
Laura Magness (Chair)
Council Member Bryant Brown
Council Member Heidi Robinson

South Valley Reclamation Facility
Glen Kennedy
Keith Ludwig (Alt*.)*

Jordan Valley Water Cons. Dist
Board Member – Reed Gibby (2/1/20)
Glen Kennedy
Keith Ludwig
Alan Hoyne

TransJordan Landfill
Kane Loader
Glen Kennedy (Alt.)

Historical Society
Council Member Dustin Gettel

Community Building Community
Mayor Robert Hale

Mosquito Abatement District
Council Member Paul Glover

VECC
Kane Loader

ULCT Legislative Policy Committee
Mayor Robert Hale
Kane Loader
Matt Dahl
Council Member Quinn Sperry

Assoc. of Government Councils
Council Member Dustin Gettel

Council of Governments (COG)
Mayor Robert Hale

Wasatch Front Regional Council
Mayor Robert Hale

Conference of Mayors
Mayor Robert Hale

Shelter the Homeless Board
Council Member Quinn Sperry

Midvale Rotary Club
Mayor Robert Hale
Chris Butte

Boys and Girls Club Board
Council Member Dustin Gettel
Mayor Robert Hale

Planning Commission
Council Member Dustin Gettel

Jordan River Commission
Council Member Dustin Gettel
Matt Dahl
Jana Ward

Animal Services Advisory Committee
Kane Loader

Utah Local Governments Trust Board
Mayor Robert Hale

Other Assignments

- 2020 Census Committee – **Laura Magness**
- Salt Lake County Arts Application Committee - **Mayor Robert Hale**
- Road Home Coordinating Committee – **Mayor Robert Hale**
- UTA Advisory Board – **Mayor Robert Hale**
- State Homeless Coordinating Committee – **Mayor Robert Hale**

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: January 21, 2020

SUBJECT: **Action adopting Resolution No. 2020-R-06 a resolution by the in support of ratification by the State of Utah of the Equal Rights Amendment to the United States Constitution**

SUBMITTED BY: Council Member Dustin Gettel

SUMMARY:

The E.R.A. was first proposed in 1923, though Congress did not pass it until 1972. To approve the amendment, ratification was needed in 38 states by 1979; the deadline was later extended to 1982. By then, though, only 35 states had done so. For years, and especially during the 1970s, the issue was a matter of intense national debate, the topic of legislative fights and political campaigns. But it faded some as the deadline passed and the national conversation seemed to move on.

The E.R.A. promised equal rights to women, and was aimed at improving pay equity for them, strengthening domestic violence and sexual harassment protections, and blocking discrimination against pregnant people and mothers. The bill reads, in part: "Equality of rights under the law shall not be denied or abridged by the United States or by any State on account of sex."

Last week the State of Virginia became the 38th state to ratify the E.R.A. and now the debate will begin to decide if or how the deadline will be extended.

STAFF'S RECOMMENDATION:

N/A

RECOMMENDED MOTION:

I move that we adopt Resolution No. 2020-R-06 a resolution by the Midvale City Council in support of ratification by the State of Utah of the Equal Rights Amendment to the United States Constitution.

MIDVALE CITY, UTAH
RESOLUTION NO. 2020-R-06

A Resolution in Support of Ratification by the State of Utah of the Equal Rights Amendment to the United States Constitution

WHEREAS, *equality under the law is a fundamental value of Americans and the people of Midvale City, Utah; and*

WHEREAS*, the United States Constitution does not explicitly guarantee equal rights and equal protection for the sexes; and*

WHEREAS, *legislation and court decisions have increased women's access to education, employment, and public service; and*

WHEREAS, *that same legislation can be repealed, and the Supreme Court could strike legislation or retreat from its own precedent, thereby eliminating or abridging legal rights currently enjoyed by women, girls, and their families; and*

WHEREAS, *inclusion of the Equal Rights Amendment in the Constitution would require courts to apply the same strict level of scrutiny it applies to test the constitutionality of government action based on race, religion, or national origin; and*

WHEREAS, *Americans value the continued participation of women in education, the military, public service, and other spheres of our society; and*

WHEREAS, *the people of the United States continue to experience the negative effects of lack of political parity between men and women, workplace discrimination, healthcare inequities, disparate rates of poverty, rape and domestic violence assaults; and*

WHEREAS*, the Equal Rights Amendment (ERA) would help ensure women and men have the same constitutional protections; and*

WHEREAS*, the Utah State Legislature unanimously passed a Joint Resolution Reaffirming the Value of Women in 2019, which states in part:*

> "… that the Legislature recommends that the language and intent of the Utah Constitution provision guaranteeing equal political rights be included in the United States Constitution"*; and*

WHEREAS*, the Utah Constitution, Article IV, Section 1 (adopted in 1895), states:*

> "The rights of citizens of the State of Utah to vote and hold office shall not be denied or abridged on account of sex. Both male and

female citizens of this State shall enjoy equally all civil, political and religious rights and privileges”*; and*

WHEREAS, *constitutional equality for women and men continues to be timely in the United States and worldwide, and a number of other nations have achieved constitutional equality for their women and men; and*

WHEREAS*, the ERA was passed by Congress in 1972, and has been ratified by 37 states, the most recent being Nevada in 2017 and Illinois in 2018; and*

WHEREAS, *the founders of our nation, including, but not limited to, James Madison, did not favor further restrictions to Article V of the Constitution of the United States (which outlines the process of amending the Constitution); and*

WHEREAS, *the restricting time limit for the Equal Rights Amendment ratification is in the resolving clause and is not a part of the amendment proposed by Congress and already ratified by 35 states; and*

WHEREAS, *having passed a time extension for the Equal Rights Amendment on October 20, 1978, Congress has demonstrated that a time limit in a resolving clause can be disregarded if it is not a part of the proposed amendment; and*

WHEREAS, *the Equal Rights Amendment states, in full:*

Section 1. Equality of rights under the law shall not be denied or abridged by the United States or by any State on account of sex.

Section 2. The Congress shall have the power to enforce, by appropriate legislation, the provisions of this article.

Section 3. This amendment shall take effect two years after the date of ratification.

NOW, THEREFORE, BE IT RESOLVED

that the Midvale City Council supports ratification of the Equal Rights Amendment.

BE IT FURTHER RESOLVED

that the City Council of Midvale City urges the Utah State Legislature to ratify the Equal Rights Amendment to the U.S. Constitution, as proposed by Congress on March 22, 1972, during the Legislature’s 2020 general session.

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

Section 1. That the Midvale City Council supports ratification of the Equal Rights Amendment.

Section 2. That the Midvale City Council urges the Utah State Legislature to ratify the Equal Rights Amendment to the U.S. Constitution, as proposed by Congress on March 22, 1972, during the Legislature's 2020 general session.

APPROVED AND ADOPTED this _____ day of January 2020.

_____
Robert M. Hale, 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 COUNCIL SUMMARY REPORT

Meeting Date: January 21, 2020

SUBJECT: **Amendments to Midvale Municipal Code Chapters 5.04, 7.01, 7.02, 7.03, and Section 17-3-14 to Standardize the Administrative Appeals Processes.**

SUBMITTED BY: **Lisa Garner, City Attorney**

SUMMARY:
As discussed in the City Council on January 7, the City currently has three different administrative appeals processes that lead to district court. Business Licensing, Code Enforcement, and Planning and Zoning each has a unique appeal process that can produce very different results for the City and its residents.

The proposed amendments to Chapters 5.04, 7.01, 7.02, 7.03, and Section 17-3-14 of the Midvale Municipal Code seek to simplify these processes and standardize the appeal process for Business Licensing, Code Enforcement, and Planning and Zoning. Because Planning and Zoning is required to follow certain state requirements under Utah's Municipal Land Use, Development, and Management Act (Utah Code Ann. Title 10, Chapter 9a), these requirements were used as the benchmark to standardize the three appeal processes.

Staff proposes standardizing all three administrative appeals processes to share the following procedures:

- Appeals of City actions/decisions are limited to 10 calendar days from the date of the City action/decision;
- Appeals require substantially similar information and are submitted to the Community and Economic Development Director;
- The City's Hearing Officer must provide a written decision within 30 days of a hearing;
- Appeals to district court must be made within 30 days of the Hearing Officer's decision;
- The Hearing Officer's decision remains in effect pending a district court appeal unless the district court issues a stay; and
- The district court may only review the City's record to determine whether the Hearing Officer's decision is arbitrary and capricious.

Standardizing the administrative appeal process will provide more equitable treatment and outcomes regardless if an individual is appealing a business license, code enforcement, or planning and zoning issue. Additionally, the standardization of these three processes will simplify the appeal process for City staff and improve enforcement.

FISCAL IMPACT: None.

STAFF'S RECOMMENDATION AND MOTION: I move that approve Ordinance No. 2020-O-01 to amend Midvale Municipal Code Chapters 5.04, 7.01, 7.02, 7.03, and Section 17-3-14 to standardize the City's administrative appeals processes.

Attachments: **Proposed Ordinance 2020-O-01**
Proposed Amendments to Midvale Municipal Code Chapters 5.04, 7.01, 7.02, 7.03, and Section 17-3-14.

MIDVALE CITY

ORDINANCE NO. 2020-O-01

AN ORDINANCE AMENDING MIDVALE CITY CODE CHAPTERS 5.04, 7.01, 7.02, 7.03, AND SECTION 17-3-14 TO STANDARDIZE THE CITY'S ADMINISTRATIVE APPEALS PROCESSES.

WHEREAS, as authorized by Utah Code Ann. § 10-8-84, the City Council is authorized to exercise general police powers that are "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, as part of its police powers, the City issues business licenses, enforces basic neighborhood health and safety standards, and implements and enforces land use ordinances; and

WHEREAS, the exercise of these powers requires due process under the United States and Utah constitutions; and

WHEREAS, Midvale Municipal Code Chapters 5.04, 7.01, 7.02, 7.03, and Section 17-3-14 provide the procedures for due process as they relate to business licensing, code enforcement, and planning and zoning; and

WHEREAS, the City desires to ensure due process by providing simple and clear processes and standards for appeals;

WHEREAS, the City desires to standardize these processes to provide more equitable treatment and outcomes, encourage simplification and clarity, and improve the protection of the City and its residents.

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

Section 1. The City Council desires to amend Midvale Municipal Code Chapters 5.04, 7.01, 7.02, 7.03, and Section 17-3-14 as set forth in Exhibit A.

Section 2. A violation of this ordinance includes the possibility of imprisonment. As such, Midvale City is required, under Utah Code Ann. §78B-22-301, to provide for indigent legal defense, as that term is defined under Utah Code Ann. §78B-22-102.

Section 3. This ordinance shall be effective upon date of first publication.

PASSED AND APPROVED this 21st day of January, 2020.

MIDVALE CITY

By:_____
Mayor Robert M. Hale

[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 _____, 2020.

Chapter 5.04

DENIAL, SUSPENSION OR REVOCATION OF A LICENSE

Sections:

5.04.010 Denial of business license or alcoholic beverage license.
5.04.020 Reasons for suspension or revocation.
5.04.030 Enforcement.
5.04.040 Hearing ~~examiner~~officer—Appointment and powers.
5.04.050 Procedure for denial, suspension or revocation.
5.04.060 Hearing.
5.04.065 Failure to attend hearing.
5.04.070 Decision of the hearing officer.
5.04.080 Appeal of hearing officer decision.
5.04.090 Licensing after revocation.
5.04.100 Validity of business license or alcoholic beverage license during appeal.
5.04.110 Business owner responsible for concessionaire.

5.04.010 Denial of business license or alcoholic beverage license.

After a person has made application to the city for a business license or alcoholic beverage license, the application shall be denied if any of the following criteria apply:

A. The applicant does not meet the qualifications for a licensee as provided under this title.

B. For a new application, nonpayment of a returned check for the required license fees, fines and/or penalties at the time the application is made. For a business license renewal application, nonpayment of the required license fees, fines and/or penalties if applicable under Section 5.02.100.

C. One of the reviewing departments or divisions of the city provided for in this title has disapproved the application pursuant to any applicable provision of the city code.

D. False or incomplete information given on the application.

E. The licensee is not complying with a requirement or condition set by the planning commission or planning and zoning division, if applicable, under a conditional use permit or administrative conditional use permit; if applicable, granting a variance; by the city council or board of adjustment; or by agreement.

F. Noncompliance with any city, state or federal statutes or any health department regulations governing the applicant's proposed business.

G. Any other reason expressly provided for in this title. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.020 Reasons for suspension or revocation.

An existing business license or alcoholic beverage license shall be suspended or revoked if any of the following criteria apply:

A. The licensee does not now meet the qualifications for a licensee as provided under this title;

B. False or incomplete information was given on an application;

C. Violation of any provision of this title by the licensee;

D. Violation of any other law by the licensee committed while acting in the licensee's business capacity;

E. The licensee has obtained or aided another person to obtain a license by fraud or deceit;

F. The licensee has failed to file the appropriate documents with the State Tax Commission distributing the local portion of sales tax to Midvale City;

G. The licensee has refused authorized representatives of the city to make an inspection or has interfered with such representatives while in the performance of their duty in making such inspection;

H. The licensee is not complying with a requirement or condition set by the planning commission or planning and zoning division, if applicable, under a conditional use permit or administrative conditional use permit; if applicable, granting a variance or special exception; by the city council or board of adjustment; or by agreement;

I. Violation of this title by an agent, independent contractor, or employee of a licensee;

J. Violations of any other laws by an agent, independent contractor, or employee committed while acting as an agent, independent contractor, or employee of the licensee; or

K. Any other reason expressly provided for in this title.

For purposes of subsections (D) and (J) of this section, a violation of a law by a licensee, agent, independent contractor, or employee at the licensee's place of business is presumed to have occurred while the individual was acting in the licensee's business capacity or acting as an agent, independent contractor, or employee of the licensee. (Ord. 2018-08 § 1 (Exh. A) (part): Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.030 Enforcement.

A. The license administrator shall have the authority, without a hearing, to deny a license for the reasons provided for in this chapter.

B. The license administrator shall have the authority to suspend or revoke a license without a hearing, for reasons provided for in this chapter. However, the suspension or revocation shall not take effect until the time period for appealing the decision as set forth in this chapter below has passed.

C. The license administrator may, on his or her own initiative or in response to complaints from the general public or any city department or division, investigate and gather evidence of violations of this title or other circumstances which may give rise to a denial, suspension or revocation. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.040 Hearing ~~examiner~~officer—Appointment and powers.

A hearing officer shall be appointed by the mayor with the advice and consent of the city council. The hearing officer shall have authority to hear and decide business license matters referred to the officer and, after such hearing, shall submit their decision in writing to the ~~office of the city administrator~~city and the applicant/licensee who requested the hearing. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.050 Procedure for denial, suspension or revocation.

A. In the event of a denial, suspension or revocation, the license administrator shall notify the applicant/licensee by letter sent certified mail within two days of the decision to deny, suspend or revoke.

B. The notification letter shall include the following information:

1. Name of applicant/licensee;

2. Reason for denial/suspension/revocation including indication of city, state or federal law violated;

3. Explanation of right of applicant/licensee to appeal the decision of the license administrator;

4. Time frames and process for appeal;

5. Indication that if the applicant/licensee chooses not to appeal within the specific time frame, the decision of the license administrator shall be considered final and the applicant licensee will be expected to comply immediately; and

6. Rights of applicant/licensee during pending appeal.

C. The applicant/licensee shall have the right to appeal the decision of the license administrator to the ~~license~~ hearing officer.

D. ~~Said~~ An appeal ~~shall~~ must be in writing and submitted to the director of the community and economic development department within ~~fifteen~~ ten calendar days of the date of mailing of the certified letter notifying the applicant/licensee of the denial/suspension/revocation.

E. Said appeal shall contain the following information:

1. Name of applicant/licensee;

2. Address of applicant/licensee;

3. Telephone number of the applicant/licensee;

4. Intent to be represented by legal counsel;

~~2~~5. A comprehensive statement of the reasons for the appeal, including the specific provisions of law that are alleged to be violated by the action taken. ~~Set forth with specificity the reasons for which the appeal is taken;~~

~~3. Intent to be represented by legal counsel;~~

~~4. Availability for a license officer hearing within the next seven working days of the date of the letter of appeal.~~ (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.060 Hearing.

A. The hearing shall be at a time, place and day set by the hearing officer~~, but not later than seven working days after receipt of the notice of appeal~~.

B. At the hearing, ~~the hearing officer or~~a representative from the city ~~attorney's office~~ shall present the reasons for the decision to deny, suspend or revoke the license.

C. The applicant/~~ or~~ licensee, in person or through his or her attorney, may then present any evidence showing reason why the decision was in error.

D. All witnesses shall be sworn to testify truthfully. Either party is entitled to confront and cross-examine any witnesses.

E. Any oral or documented evidence may be received, but the hearing officer shall exclude all privileged, irrelevant, immaterial, or unduly repetitious evidence.

F. The city shall bear the burden of proof to establish the existence of a violation of this title. Such proof shall be established by the preponderance of the evidence.

~~F~~G. If the denial, suspension, or revocation appealed from is based on a finding by the building division, planning and zoning division, fire department, health department or police department that the business was or would be in violation of their applicable ordinances or regulations, and the division or department in question has fulfilled the procedural requirements in all applicable ordinances, statutes and rules prior to making such finding, then that finding shall be conclusive on the hearing officer, and the officer's decision may be based only on whether the license was properly denied, suspended, or revoked because of the building division's, planning and zoning division's, fire department's, health department's or police department's finding.

~~G. If the appeal is based on a decision by the police department to deny, suspend, or revoke a police I.D. card pursuant to failure of requirements as set forth in applicable city ordinances, the factual determinations of the police department shall be conclusive, and the license hearing officer shall:~~

~~1. Uphold the decision if the hearing officer finds that the police department acted properly to deny, suspend or revoke the police I.D. card based on the factual determinations of the police department.~~

~~2. Reverse the decision if the hearing officer finds that the police department did not act properly to deny, suspend or revoke the police I.D. card based on the factual determinations of the police department, but hold the decision in abeyance for one year on the basis of mitigating circumstances. Such mitigating circumstances may include, but shall not be limited to, the following:~~

~~a. The impact of the decision on a cardholder's employment possibilities or career, relative to the severity of the reason the I.D. card was denied; or~~

~~b. The cardholder's completion, or willingness to complete, job skills training related to the cardholder's position, or approved counseling relative to the violation, not including court ordered counseling.~~

~~3. If the decision of the police department is held in abeyance by the hearing officer, an action by the applicant that would cause the police department to deny, suspend or revoke the I.D. card pursuant to this section shall immediately reinstate the original decision of the police department and the applicant's I.D. card shall be automatically denied, suspended or revoked as the case may be.~~

~~4. If the applicant appeals the decision of the police department regarding the I.D. card based on a dispute of the department's factual findings, the applicant must request a review of the decision by the police department. The request shall include a statement explaining which facts are disputed, and proof that the police department's decision was in error. The police department shall respond to the applicant's request within thirty days. The response shall uphold the decision and include proof supporting the police department's findings, or modify the decision based on a review of the application.~~

H. If the denial, suspension, or revocation appealed from is based on a determination by the license administrator that grounds existed pursuant to this code, the hearing officer may examine the factual nature of the grounds and determine whether such grounds are sufficient to sustain the decision of the license administrator.

I. The ~~license~~ hearing officer does not have the authority to waive compliance with applicable provisions of the business license ordinances, nor can the hearing officer extend deadlines set forth in the ordinances or change the substance or form of the ordinances. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.065 Failure to attend hearing.

If proper notice of the hearing was provided, an applicant or licensee who fails to appear at a hearing shall be deemed to have waived the right to such hearing, the adjudication of issues related to the hearing, and the right to appeal.

5.04.070 Decision of the hearing officer.

The hearing officer, after hearing all the evidence, shall announce its decision within ~~seven~~ thirty days from the date of hearing. The hearing officer may affirm or reverse the decision of the license administrator. The decision shall be in writing and shall be based only upon findings of fact. The hearing officer may designate that the prevailing party draft the findings of fact and order. If the prevailing party drafts the findings of fact and order, the opposing party shall have five days from the day the draft is submitted within which to file objections to the draft. Upon resolution of all objections to the draft, the hearing officer shall release the findings of fact and order. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.080 Appeal of hearing officer decision.

A. Any decision of the ~~license~~ hearing officer may be appealed by the applicant~~/,~~ licensee or the city to the ~~district court~~Third District Court of Salt Lake County within thirty days from when the written decision is made. Any appeal made after 30 days is barred and the hearing officer's decision will be considered final.

B. The appellant may only allege that the hearing officer's decision was arbitrary and capricious.

C. The district court shall:

1. Presume that the hearing officer's decision is valid;

2. Review the record to determine whether the order was arbitrary or capricious; and

3. Affirm the hearing officer's decision if it is supported by evidence.

D. If appealed, the record of the proceedings including minutes, findings, orders, and, if available, a true and correct recording of the proceeding will be submitted to the reviewing court within thirty days of the notice of appeal.

E. If there is a record, the court review is limited to the record of the proceeding. The court may not accept or consider any evidence outside such record unless the evidence was offered to the hearing officer and the court determines it was improperly excluded by the hearing officer. The court may call witnesses and take evidence if there is no record. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.090 Licensing after revocation.

A person whose license has been revoked may not be issued a license for a period of twelve months after the revocation. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.100 Validity of business license or alcoholic beverage license during appeal.

A. ~~Throughout the appeal process as outlined above~~Pending an appeal to the hearing officer, a licensee holding a suspended or revoked business or alcoholic beverage license may continue to operate his or her business in accordance with federal, state and local laws pending final decision on the appeal~~, or until the time for appeal has passed, whichever occurs first~~.

B. Pending an appeal to district court, the written decision of the hearing officer will stand unless and until the district court stays the written decision pending review. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/ 2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

5.04.110 Business owner responsible for concessionaire.

For the purposes of business or premises owners who contract out the sale of alcoholic beverages on the business premises to an independent concessionaire, violation by such concessionaire of any provision of this title shall constitute grounds for suspension and/or revocation of the license of business or premises owner. (Ord. 2014-10 § 1 (Exh. A) (part): Ord. 10/28/2003O-12 (part), 2003: Ord. 12-09-97G (part), 1997)

Chapter 7.01

ADMINISTRATIVE ENFORCEMENT PROGRAM

Sections:

7.01.010 Short title.
7.01.020 Purpose.
7.01.030 Scope.
7.01.040 Existing law continued.
7.01.050 Criminal prosecution right.
7.01.060 Effect of headings.
7.01.070 Severability.
7.01.080 Civil liability.
7.01.090 General rules of interpretation.
7.01.100 Definitions applicable to title generally.
7.01.110 Acts include causing, aiding, and abetting.
7.01.120 Service of notice requirements.
7.01.130 General enforcement authority.
7.01.140 Adoption of policy and procedures.
7.01.150 Authority to inspect.
7.01.160 False information or refusal prohibited.
7.01.170 Failure to obey a subpoena.

7.01.010 Short title.

This title shall be known as the "administrative code enforcement" or "ACE" program. This title shall also be known as Title 7 of the Midvale Municipal Code. It may be cited and pleaded under either designation. (Ord. 8/27/2002A (part), 2002)

7.01.020 Purpose.

The city council finds that the enforcement of the Midvale Municipal Code and applicable state codes is an important public activity. Code enforcement is vital to the protection of the public's health, safety, welfare, and quality of life. The city council recognizes that code enforcement is effective only when done quickly and fairly. The city council further finds that an enforcement system that allows a combination of judicial and administrative remedies is effective in correcting violations. (Ord. 8/27/2002A (part), 2002)

7.01.030 Scope.

The provisions of this title may be applied to all violations of the Midvale Municipal Code or applicable state codes which occur within Midvale City limits and such territory outside Midvale City limits over which the city has jurisdiction or control by virtue of any constitutional provision or law. This title establishes an additional remedy that may be used by the city to achieve compliance with applicable codes. (Ord. 8/27/2002A (part), 2002)

7.01.040 Existing law continued.

The provisions of this title shall not invalidate any other title, chapter, or ordinance of the Midvale Municipal Code but shall be read in conjunction with those titles, chapters, and ordinances and shall be used as an additional remedy for enforcement of violations thereof. (Ord. 8/27/2002A (part), 2002)

7.01.050 Criminal prosecution right.

The city shall have sole discretion in deciding whether to file a civil or criminal judicial case or pursue an administrative enforcement action for the violation of any of its ordinances or applicable code requirements. The enactment of this title shall not be construed to limit the city's right to prosecute any violation as a criminal offense. If the city chooses to file both administrative actions and criminal charges for the same violation, no civil fees shall be assessed in the administrative action, but all other remedies contained herein shall be available. (Ord. 8/27/2002A (part), 2002)

7.01.060 Effect of headings.
Title, chapter, and section headings contained herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of the provisions of this title. (Ord. 8/27/2002A (part), 2002)

7.01.070 Severability.
If any section, subsection, sentence, clause, phrase, portion, or provision of this title is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title. The city council hereby declares that it would have adopted this title and each section, subsection, sentence, clause, phrase, portion, or provision thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions, or provisions be declared invalid or unconstitutional. This section shall apply to all amendments made to this title. (Ord. 8/27/2002A (part), 2002)

7.01.080 Civil liability.
By establishing performance standards or by establishing obligations to act, it is the intent of the city council that Midvale City employees and officers are exercising discretionary authority in pursuit of an essential governmental function and that any such standards or obligations shall not be construed as creating a ministerial duty for purposes of tort liability. (Ord. 8/27/2002A (part), 2002)

7.01.090 General rules of interpretation.
For purposes of this title:

A. "Shall" is mandatory; "may" is permissive.

B. Unless otherwise specified, the terms "hereof," "herein," and similar terms refer to this title as a whole. (Ord. 8/27/2002A (part), 2002)

7.01.100 Definitions applicable to title generally.
In the construction of this title, the following words and phrases shall be as defined as set forth in this section unless a different meaning is specifically defined elsewhere in this title and specifically stated to apply:

A. "Administrative citation" means a citation issued to a responsible person which gives reasonable notice of a violation and the civil fee for such violation.

B. "Administrative enforcement order" means an order issued by a hearing examiner. The order may include an order to abate the violation, pay civil fees and administrative costs, or any other action as authorized or required by this title and applicable state codes.

C. "Administrative enforcement hearing" means a hearing held pursuant to the procedures established by this title and at the request of a responsible person charged with a violation.

D. "City" means the city of Midvale, Utah, including the mayor, city administrator, and all other employees of the city, excepting employees of the court.

E. "City council" means the city council of Midvale City.

F. "Director" means the community and economic development department director or his/her designee.

G. "Enforcement official" means any person authorized by the city to enforce violations of the Midvale Municipal Code or applicable state codes including, but not limited to, zoning officers, police officers, building inspection officials, code enforcement officers, fire marshal, fire officers and animal control officers.

H. "Hearing examiner" means a person appointed by the mayor or her designee to preside over administrative enforcement hearings.

I. "Imminent life safety hazard" means any condition that creates a serious and immediate danger to life, property, health, or public safety.

J. "Mayor" means the mayor of Midvale City.

K. “Notice of compliance” means a document or form approved by the community and economic development department director or designee which indicates that a property complies with the requirements set forth in a notice of violation.

L. “Notice of emergency abatement” means a written notice that informs a responsible person of emergency abatement actions taken by the city and the costs of those actions, and orders payment for those costs.

M. “Notice of itemized bill for costs” means a written notice, itemizing the city’s costs and ordering payment of those costs.

N. “Notice of violation” means a written notice that informs a responsible person of code violations and orders certain remedial steps to correct said violations.

O. “Person” means any natural person, firm, joint venture, joint stock company, partnership, association, club, company, corporation, business trust, organization, or the manager, lessee, agent, sergeant, officer, or employee of any of them, or any other entity that is recognized by law as the subject of rights or duties.

P. “Property owner” means the record owner of real property as shown on the records of the Salt Lake County assessor/recorder.

Q. “Responsible person” means the person(s) determined by the city who is responsible for causing or maintaining a violation of the Midvale Municipal Code or applicable state codes. The term “responsible person” shall include, but is not limited to, a property owner, agent, tenant, lessee, occupant, architect, builder, contractor, or other person who individually or together with another person is responsible for the violation of any provision of the Midvale Municipal Code or applicable state codes.

R. “Written” includes handwritten, typewritten, photocopied, computer printed, or facsimile. (Ord. 8/27/2002A (part), 2002)

7.01.110 Acts include causing, aiding, and abetting.

Whenever any act or omission is made unlawful in this title, it shall include causing, permitting, aiding, or abetting such act or omission. (Ord. 8/27/2002A (part), 2002)

7.01.120 Service of notice requirements.

A. Whenever a notice is required to be given under this title, the notice shall be served by one of the following methods, unless different provisions are otherwise specifically stated to apply:

1. Personal service;

2. Regular mail, postage prepaid, to the last known address of a responsible person;

3. Posting the notice conspicuously on or in front of the property. The form of the posted notice shall be approved by the director; or

4. Published in a newspaper of general circulation.

B. Failure of a responsible person to actually receive notice shall not affect the validity of any action taken hereunder if notice has been served in the manner set forth above.

C. Service by regular mail in the manner set forth above shall be deemed served on the ~~seventh~~ third day after the date of mailing when mailed in the ~~continental United States~~State of Utah. Service by regular mail to all other addresses shall be deemed served on the ~~tenth~~ seventh day after the date of mailing.

D. The failure of a person, other than a responsible person, to be served notice in accordance with this section shall not affect the validity of any proceeding taken hereunder. (Ord. 8/27/2002A (part), 2002)

7.01.130 General enforcement authority.
Whenever an enforcement official finds that violation of the Midvale Municipal Code or applicable state codes has occurred or continues to exist, he may undertake any of the procedures herein. The director or any designated enforcement official shall have the authority to gain compliance with the provisions of the Midvale Municipal Code and applicable state codes subject to the provisions of this title. Such authority shall include the power to issue notices of violation and administrative citations, inspect public and private property, abate nuisances on public and private property, and to use any remedy available under this title or law. (Ord. 8/27/2002A (part), 2002)

7.01.140 Adoption of policy and procedures.
The mayor shall establish policies and procedures for the holding of administrative enforcement hearings, the appointment of hearing examiners, and the use of the administrative procedures herein by enforcement officials. (Ord. 8/27/2002A (part), 2002)

7.01.150 Authority to inspect.
Enforcement officials are hereby authorized, in accordance with applicable law, to enter upon any property or premises to ascertain whether the provisions of the Midvale Municipal Code or applicable state codes are being obeyed and to make any reasonable, lawful examination or survey necessary to determine compliance with the Midvale Municipal Code or applicable state codes. This may include the taking of photographs, samples, or other physical evidence. All inspections, entries, examinations, and surveys shall be done in a reasonable manner. If a property owner or responsible person refuses to allow an enforcement official to enter property, the enforcement official shall obtain a search warrant before entering the property. (Ord. 8/27/2002A (part), 2002)

7.01.160 False information or refusal prohibited.
It shall be unlawful for any person to willfully make a false statement or refuse to give his name or address with intent to deceive or interfere with an enforcement officer when in the performance of his official duties under the provisions of this title. A violation of this section shall be a class B misdemeanor. (Ord. 8/27/2002A (part), 2002)

7.01.170 Failure to obey a subpoena.
It shall be unlawful for any person to willfully refuse or fail to obey a subpoena issued for an administrative enforcement hearing. A violation of this section shall be a class B misdemeanor. (Ord. 8/27/2002A (part), 2002)

Chapter 7.02

ADMINISTRATIVE ENFORCEMENT HEARING PROCEDURES

Sections:

7.02.010 Administrative enforcement hearings.
7.02.020 Request for administrative enforcement hearing.
7.02.030 Notification of administrative enforcement hearing.
7.02.040 Appointment and qualifications of hearing examiner.
7.02.050 Powers of hearing examiner.
7.02.060 Procedures at administrative enforcement hearing.
7.02.070 Failure to attend administrative enforcement hearing.
7.02.080 Administrative enforcement order.
7.02.090 Failure to comply with order.
7.02.100 Appeal.

7.02.010 Administrative enforcement hearings.

It is the purpose and intent of the city council that any responsible person shall be afforded due process of law during the enforcement process. Due process of law shall require adequate notice, an opportunity to request and to fully participate in any hearing, and an adequate explanation of the reasons justifying any resulting action. The following procedures are intended to establish a forum to resolve and correct violations of the Midvale Municipal Code and applicable state codes fairly, quickly, and efficiently while providing due process. (Ord. 8/27/2002A (part), 2002)

7.02.020 Request for administrative enforcement hearing.

A. A responsible person served with one of the following documents or notices shall have the right to request an administrative enforcement hearing. Such request shall be filed within ten calendar days from the date of service of one of the following notices:

1. Notice of violation;
2. Notice of itemized bill for costs;
3. Administrative citation; or
4. Notice of emergency abatement.

~~B. Said notice, including all information concerning the responsible persons right to an administrative enforcement hearing, shall be provided in English and Spanish.~~

~~C~~B. The request for an administrative enforcement hearing shall be made in writing to the director. The request for an administrative enforcement hearing must include the following information:

1. Name of the responsible person;
2. Address of the responsible person;
3. Telephone number of the responsible person;
4. Intent to be represented by legal counsel; and
5. A comprehensive statement of the reasons for the appeal, including the specific provisions of law that are alleged to be violated by the action taken.

~~1.~~

~~D. As soon as practicable after receiving the written notice of the request for an administrative enforcement hearing, the mayor or his/her designee shall appoint a hearing examiner who shall schedule a date, time, and place for the administrative enforcement hearing.~~

~~E~~C. Failure to request an administrative enforcement hearing within ten calendar days from the date of service of any of the notices in subsection (A) of this section shall constitute a waiver of the right to an administrative enforcement hearing. The right to appeal said failure may be waived by the city upon showing of good cause.

~~F~~D. If a responsible person fails to request a hearing after being issued a notice of violation as provided herein, the corrective action detailed on the notice of violation shall be considered the administrative enforcement order pursuant to Section 7.02.080 of the Midvale Municipal Code.~~–~~

~~G. As an alternative to subsection (F) of this section, if a responsible person fails to request an administrative enforcement hearing as provided herein, such failure shall be considered a waiver by the responsible person of their right to said hearing and a default shall enter against the responsible party and the city may seek to have an administrative enforcement order issued by the hearing examiner without further notice to the responsible party.~~

~~H. If the responsible person fails to request a hearing before the expiration of the ten-day deadline, the case may be set for a default hearing.~~ (Ord. 5/20/2003O-6 § 1, 2003; Ord. 8/27/2002A (part), 2002)

7.02.030 Notification of administrative enforcement hearing.

A. Written notice of the date, time and place of the administrative enforcement hearing shall be served to the responsible persons as soon as practicable prior to its date.

B. The notice shall be served by any of the methods of service set forth in Section 7.01.120. (Ord. 8/27/2002A (part), 2002)

7.02.040 Appointment and qualifications of hearing examiner.

A. With the advice and consent of the city council, ~~T~~the mayor ~~or his/her designee~~ shall appoint hearing examiners to preside at administrative enforcement hearings.

B. A hearing examiner:

1. Shall have no personal, financial, or other conflict of interest in the matter for which the hearing is being held; and~~.~~

2. May be a city employee. (Ord. 8/27/2002A (part), 2002)

7.02.050 Powers of hearing examiner.

A. A hearing examiner shall have authority to conduct an administrative enforcement hearing for violations of the Midvale Municipal Code and applicable state codes.

B. A hearing examiner may, for good cause shown by one of the parties or if the hearing examiner independently determines that due process has not been adequately afforded to such party, continue a hearing.

C. At the request of any party to an administrative enforcement hearing, a hearing examiner may sign subpoenas for witnesses, documents, and other evidence where the attendance of the witness or the admission of evidence is deemed helpful or necessary by the hearing examiner to decide issues at the hearing. All costs related to the subpoena, including witness and mileage fees, shall be borne by the party requesting the subpoena.

D. A hearing examiner has continuing jurisdiction over the subject matter of an administrative enforcement hearing for the purposes of granting a continuance, ordering compliance by issuing an administrative enforcement order, ensuring compliance of that order, which includes authorizing the city to enter and abate a violation, modifying an administrative enforcement order, or, where extraordinary circumstances exist, granting a new hearing.

E. A hearing examiner may require a responsible person to post a cash performance bond to ensure compliance with an administrative enforcement order, but only if agreed to by the enforcement official handling the matter for the city.

F. A hearing examiner shall not make determinations as to the existence of nonconforming rights. If a responsible person claims a nonconforming right as a defense, the hearing examiner shall continue the administrative enforcement hearing and shall refer the matter to the Midvale City ~~board~~ Board of ~~adjustment~~ Adjustment for a determination as to the existence of the nonconforming right. The ~~board~~ Board of ~~adjustment's~~ Adjustment's decision shall be binding on the hearing examiner. The responsible person shall bear the costs of the appeal to the ~~board~~ Board of ~~adjustment~~Adjustment. (Ord. 8/27/2002A (part), 2002)

7.02.060 Procedures at administrative enforcement hearing.

A. Administrative enforcement hearings are intended to be informal in nature. Formal rules of evidence and discovery shall not apply; however, an informal exchange of discovery may be required. Any such request shall be in writing. Failure to request discovery shall not be a basis for a continuance. Complainant information shall not be disclosed or released unless the complainant is a witness at the hearing. The procedure and format of the administrative enforcement hearing shall follow duly adopted policies and procedures.

B. The city shall bear the burden of proof to establish the existence of a violation of the Midvale Municipal Code or applicable state codes.

C. Such proof shall be established by a preponderance of the evidence.

D. Each party shall have the opportunity to cross-examine witnesses and present evidence in support of his case. A written declaration signed under penalty of perjury may be accepted in lieu of a personal appearance. Testimony may be given by telephone or other electronic means.

E. All administrative enforcement hearings shall be open to the public and shall be recorded as determined by the city. At the discretion of the hearing examiner, administrative enforcement hearings may be held at the location of the violation.

F. The responsible person shall have the right to be represented by an attorney. If an attorney will be representing a responsible person at a hearing, notice of the attorney's name, address, and telephone number shall be given to the city at least two days prior to the hearing. If such notice is not given, the hearing may be continued at the city's request, and all costs of the continuance shall be assessed to the responsible person.

G. The burden to prove any raised defenses shall be upon the party raising any such defense. (Ord. 8/27/2002A (part), 2002)

7.02.070 Failure to attend administrative enforcement hearing.

A responsible person who fails to appear at an administrative enforcement hearing shall be deemed to have waived the right to such hearing, the adjudication of issues related to the hearing, and the right to appeal; provided, that proper notice of the hearing has been given as provided in Section 7.01.120. (Ord. 8/27/2002A (part), 2002)

7.02.080 Administrative enforcement order.

A. A responsible person and the city may enter into a stipulated agreement, which shall be signed by both parties. Such agreement shall be entered as an administrative enforcement order. Entry of such agreement shall constitute a waiver of the right to an administrative enforcement hearing and the right to appeal.

B. After all evidence and testimony are presented, the hearing examiner shall issue a written administrative enforcement order within ~~ten~~ thirty days that affirms or rejects the notice or citation.

C. A hearing examiner may issue an administrative enforcement order that requires a responsible person to cease and desist from violating the Midvale Municipal Code or applicable state codes and to take any necessary corrective action.

D. A hearing examiner may order the city to enter the property and abate all violations, including the removal of animals that are in violation of applicable code requirements.

E. A hearing examiner may revoke a kennel permit, an animal license, or the right to possess animals as provided in the Midvale Municipal Code.

F. As part of an administrative enforcement order, a hearing examiner may establish specific deadlines for the payment of fees and costs, and condition the total or partial assessment of civil fees on the responsible person's ability to take necessary corrective actions by the specified deadlines.

G. A hearing examiner may issue an administrative enforcement order imposing civil fees in accordance with Section 7.03.110. Such fees shall continue to accrue until the responsible person complies with the hearing examiner's decision and corrects the violation.

H. A hearing examiner may schedule subsequent review hearings as may be necessary or as requested by the city to ensure compliance with an administrative enforcement order.

I. A hearing examiner may order a responsible person to post a cash performance bond to ensure compliance with an administrative enforcement order, but only if agreed to by the enforcement official handling the matter for the city.

J. An administrative enforcement order shall become final on the date of signing by the hearing examiner.

K. A copy of the administrative enforcement order shall be served on all parties by any one of the methods listed in Section 7.01.120. When required by this title, the director shall record the administrative enforcement order with the Salt Lake County recorder's office.

L. After a hearing examiner has issued an administrative enforcement order, the director shall monitor the matter for compliance with the administrative enforcement order. (Ord. 8/27/2002A (part), 2002)

7.02.090 Failure to comply with order.

It shall be unlawful for any responsible person to fail to comply with the terms and deadlines set forth in an administrative enforcement order. A violation of this section shall be a class B misdemeanor. (Ord. 8/27/2002A (part), 2002)

7.02.100 Appeal.

A. Any responsible person adversely affected by an administrative enforcement order made in the exercise of the provisions of this title may file a petition for review in the Third District Court of Salt Lake County.

B. The petition shall be barred unless it is filed within thirty days after the administrative enforcement order is final.

C. In the petition, the plaintiff may only allege that the administrative enforcement order was arbitrary or capricious.

D. The court shall:

1. Presume that the administrative enforcement order is valid;

2. Review the record to determine whether the order was arbitrary, capricious, or illegal; and

3. Affirm the administrative enforcement order if it is supported by ~~substantial~~ evidence.

E. If appealed, the record of the proceedings including minutes, findings, orders and, if available, a true and correct ~~transcript~~ recording of the proceeding shall be transmitted to the reviewing court within thirty days of the notice of appeal. ~~If the proceeding was tape recorded, a transcript of such tape recording shall be deemed a true and correct transcript for purposes of this subsection.~~

F. If there is a record, court review shall be limited to the record of the proceeding. The court may not accept or consider any evidence outside such record unless that evidence was offered to the hearing examiner and the court

determines that it was improperly excluded by the hearing examiner. The court may call witnesses and take evidence if there is no record.

G. The filing of a petition does not stay execution of an administrative enforcement order. The administrative enforcement order shall stand unless and until the district court stays the administrative enforcement order pending review. ~~Before filing a petition, a responsible person may request the hearing examiner to stay an administrative enforcement order. Upon receipt of a request to stay, the hearing examiner may order the administrative enforcement order to be stayed pending district court review if the hearing examiner finds such stay to be in the best interest of the city~~. (Ord. 8/27/2002A (part), 2002)

Chapter 7.03

ADMINISTRATIVE ABATEMENT

Sections:

7.03.010 Administrative abatement.
7.03.020 Notice of violation.
~~7.03.030 Requesting hearings.~~
7.03.~~040~~030 Failure to correct.
7.03.~~050~~040 Inspections.
7.03.~~060~~050 Authority to abate.
7.03.~~070~~060 Procedures for abatement.
7.03.~~080~~070 Procedures for recordation.
7.03.~~090~~080 Notice of compliance.
7.03.~~100~~090 Prohibition against issuance of municipal permits.
7.03.~~110~~100 Civil fees.

7.03.010 Administrative abatement.

Any condition caused, maintained, or permitted to exist in violation of any provision of the Midvale Municipal Code or applicable state codes may be abated by the city pursuant to the procedures set forth in this chapter. (Ord. 8/27/2002A (part), 2002)

7.03.020 Notice of violation.

A. Whenever an enforcement official determines that a violation of the Midvale Municipal Code or applicable state codes has occurred or continues to exist, a notice of violation may be issued to the responsible person. The notice of violation shall include the following information:

1. Name of the responsible person.

2. Street address of violation.

3. Date violation observed.

4. All code sections violated and a description of the condition that violates the applicable code.

5. All remedial action required to permanently correct any violation, which may include corrections, repairs, demolition, removal, or other appropriate action.

6. Specific date to correct the violation set forth in a notice of violation.

7. Explanation of the consequences should the responsible person fail to comply with the terms and deadlines as prescribed in the notice of violation, which may include, but is not limited to: criminal prosecution; civil fees; revocation of permits; recordation of the notice of violation; withholding of municipal permits; abatement of the violation; costs; administrative fees; and any other legal remedies.

8. Statement that civil fees will begin to accrue immediately on expiration of the date to correct violation.

9. The amount of the civil fee for each violation and a statement that the civil fee shall accrue daily until the violation is corrected.

10. Demand that the responsible person cease and desist from further action causing the violation and commence and complete all action to correct violations as directed by the city.

11. Procedures to request an administrative enforcement hearing, and consequences for failure to request such hearing.

12. Statement that when the violation is brought into compliance the responsible person must request an inspection.

B. The notice of violation shall be served by one of the methods of service listed in Section 7.01.120. (Ord. 8/27/2002A (part), 2002)

~~**7.03.030 Requesting hearings.**~~
~~A responsible person shall have the right to an administrative enforcement hearing as identified in Chapter 7.02. A request for such hearing shall be in writing and shall be filed within ten days from the date of service of the notice of violation. Failure to request an administrative enforcement hearing as provided shall constitute a waiver to an administrative enforcement hearing and a waiver of the right to appeal. (Ord. 8/27/2002A (part), 2002)~~

7.03.~~040~~030 Failure to correct.
It shall be unlawful for any responsible person to fail to comply with the terms and deadlines set forth in a notice of violation. A violation of this section shall be a class B misdemeanor. (Ord. 8/27/2002A (part), 2002)

7.03.~~050~~040 Inspections.
It shall be the duty of the responsible person to request an inspection when a violation has been corrected. If no inspection is requested, it shall be deemed prima facie evidence that the violation remains uncorrected. If more than one inspection is necessary, an inspection fee of thirty dollars shall be assessed for each subsequent inspection. (Ord. 8/27/2002A (part), 2002)

7.03.~~060~~050 Authority to abate.
The director is hereby authorized, upon a showing of probable cause, to enter upon any property or premises to abate a violation of the Midvale Municipal Code and applicable state codes as set forth in Section 7.01.150. The director shall assess all costs for abatement to the responsible person and may use any remedy available under the law to collect such costs. (Ord. 8/27/2002A (part), 2002)

7.03.~~070~~060 Procedures for abatement.
A. Violations may be abated by city personnel or by a private contractor acting under the direction of the city.

B. City personnel or a private contractor may enter upon private property in a reasonable manner to abate a violation as specified in the notice of violation or administrative enforcement order.

C. If a responsible person abates the violation before the city abates the violation pursuant to a notice of violation or administrative enforcement order, the director shall nevertheless assess all costs actually incurred by the city against the responsible person.

D. When abatement is completed, the director shall prepare a notice of itemized bill for costs.

E. The director shall serve the notice of itemized bill for costs by registered mail to the last known address of the responsible person. The notice shall demand full payment within twenty days to the Midvale City treasurer.

F. The responsible person shall have a right to an administrative enforcement hearing to contest the notice of itemized bill for costs. A request for such hearing shall be in writing and shall be filed within ten days from the date of service of the notice of itemized bill for cost. Failure to request an administrative enforcement hearing as provided shall constitute a waiver to such hearing and a waiver of the right to appeal. (Ord. 8/27/2002A (part), 2002)

7.03.~~080~~070 Procedures for recordation.
For violations of Titles 15, 16, and 17 of the Midvale Municipal Code and any other applicable code, when a notice of violation has been served on a responsible person, and the violation remains uncorrected after the date to correct set forth in the notice of violation, and a request for an administrative enforcement hearing has not been timely requested, the director shall record the notice violation with the Salt Lake County recorder's office. (Ord. 8/27/2002A (part), 2002)

7.03.~~090~~080 Notice of compliance.
A. When a violation is corrected, a responsible person shall request an inspection from the director.

B. When the director receives such request, the director shall reinspect the property within three days to determine whether the violation has been corrected, and whether all necessary permits have been issued and final inspections have been performed as required by applicable codes.

C. Within ten days of an inspection in which the officer finds compliance, the director shall serve a notice of compliance to the responsible person and property owner in the manner provided in Section 7.01.120 if the director determines that:

1. All violations listed in the recorded notice of violation or administrative enforcement order have been corrected;

2. All necessary permits have been issued and finalized;

3. All assessed civil fees have been paid; and

4. All assessed administrative fees and costs have been paid.

D. The director shall record the notice of compliance with the Salt Lake County recorder's office if the notice of violation was recorded. Recordation of the notice of compliance shall have the affect of canceling the recorded notice of violation. (Ord. 8/27/2002A (part), 2002)

7.03.~~100~~090 Prohibition against issuance of municipal permits.
The city shall withhold business licenses, permits for kennels, or permits for any alteration, repair, or construction pertaining to any existing or new structures or signs on the property, or any permits pertaining to the use and development of the real property or the structure where a violation is located. The city shall withhold such permits until a notice of compliance has been issued by the director. The city shall not withhold permits necessary to obtain a notice of compliance or to correct serious health and safety violations. (Ord. 8/27/2002A (part), 2002)

7.03.~~110~~100 Civil fees.
A. If a responsible person fails to correct a violation by the correction date listed in a notice of violation or in an administrative enforcement order, civil fees shall be owed to the city as follows:

1. For any violation set forth on Table 1—Civil Fees, the civil fee shall be as shown on the table.

2. For a violation of Chapter 5.32, Tenant Application Fees, the civil fee shall be one hundred dollars for each initial violation and two hundred dollars for each additional violation.

3. For any other violation not included on Table 1—Civil Fees, the civil fee for each violation shall be thirty dollars plus an additional civil fee of thirty dollars for each and every subsequent day of violation for each separate violation until the violation is corrected. The maximum amount of civil fees accruable under subsection (A)(2) of this section for each violation listed in a notice of violation or in an administrative enforcement order shall be six hundred dollars.

B. Payment of any civil fee shall not excuse any failure to correct a violation or the reoccurrence of the violation, nor shall it bar further enforcement action by the city.

C. Civil fees shall be paid to the Midvale City treasurer.

Table 1—Civil Fees

Type of Violation	Reference	Civil Fee per Day, First Offense	First Offense, Maximum Civil Fee	Civil Fee per Day, Second Offense	Second Offense, Maximum Civil Fee
Occupancy violation	Title 17, per zone	$25 per person	$1,250 per person	$50 per person	$2,500 per person
Illegal accessory dwelling	Title 17, per zone	$25	$1,250	$50	$2,500

Junked or inoperable vehicles	Chapter 8.02, Property Nuisances	$30 per vehicle	$1,500 per vehicle	$60 per vehicle	$3,000 per vehicle
Trash, junk, miscellaneous used materials	Chapter 8.02, Property Nuisances	$30	$1,500	$60	$3,000
Weeds	Chapter 8.03, Weed Control	$30	$1,500	$60	$3,000
Landscaping	Title 17, per zone	$30	$1,500	$60	$3,000
Signs	Title 17, per zone	$30	$1,500	$60	$3,000
Fences	Title 17, per zone	$30	$1,500	$60	$3,000
Dumping	Title 8	$30	$1,500	$60	$3,000
No building permit; no business license	Titles 5 and 15	$30	$1,500	$60	$3,000
Home occupation	Titles 5 and 14	$30	$1,500	$60	$3,000
Parking	Title 14	$30	$1,500	$60	$3,000
Nuisances, as defined	Title 8	$30	$1,500	$60	$3,000
Nonpermitted uses	Title 17, per zone	$50	$5,000	$100	$10,000
Failure to comply with board of adjustment, planning commission, or hearing examiner order	Titles 7 and 17	$30	$3,000	$60	$6,000

(Ord. 6/21/2005O-6 (part), 2005; Ord. 8/27/2002A (part), 2002)

17-3-14 Appeals and reconsideration process.

The applicant, staff, or any other person with standing to challenge a decision administering or interpreting this title may appeal the decision as follows:

A. Zoning Code Interpretation and Administration. All city decisions which interpret or administer this title may be appealed to the appeal authority within ten calendar days of final action by filing notice of appeal with the director of the community and economic development department.

B. Finality of Action. A final action occurs when the deciding body has adopted and executed written findings of fact and conclusions of law on the matter in question. ~~Appeal Authority. The district court hears appeals of decisions of the appeal authority that are filed within thirty days of the final written decision.~~

C. Standing to Appeal. The following persons have standing to appeal a final action:

1. Any person who submitted written comment or testified on a proposal before the community and economic development department or planning commission;

2. The owner of any property within three hundred feet of the boundary of the subject site;

3. Any city official, board or commission having jurisdiction over the matter; and

4. The owner of the subject property.

D. Form of Appeals. Appeals must be filed with the director of the community and economic development department and must be ~~by letter or petition~~in writing. ~~,~~ An appeal must include the following information:

1. ~~with the n~~Name of the appellant; ~~,~~

2. ~~a~~Address of the appellant; ~~,~~

3. ~~and T~~telephone number of the ~~petitioner~~appellant;

4. ~~his or her~~Explanation of the appellant's standing to appeal ~~relationship to the project or subject property~~;

5. Intent to be represented by legal counsel; and

6. ~~and a~~A comprehensive statement of the reasons for the appeal, including the specific provisions of law that are alleged to be violated by the action taken.

~~E. Written Findings Required. The appeal authority shall prepare written:~~

~~1. Findings of fact, which explain the circumstances of the decision; and~~

~~2. Conclusions of law in support of its decision.~~

~~F~~E. Action on Appeals to the Appeal Authority. The appeal authority, as established by Chapter 17-5, shall comply with the following standards for all appeals under this title:

1. The appeal authority, in consultation with the appellant, shall set a date for the appeal;

2. The appeal authority shall notify the owner of the appeal date;

3. The appeal authority shall consider the written appeal, final action, and all other pertinent information from the appellant and the ~~community and economic development department~~City;

4. The appellant has the burden of proving that the City erred in its decision;

5. The appeal authority shall ensure the appeal is conducted in accordance with the standards established by Part 7 "Appeal Authority and Variances" of Title 10, Chapter 9a of Utah Code Annotated, as amended.

~~4~~6. ~~–~~The appeal authority may affirm, reverse, or affirm in part and reverse in part any properly appealed decision or may remand the matter with directions for specific areas of review or clarification. Appellate review is limited to consideration of only those matters raised in the written appeal and the staff's responses thereto, unless the appeal authority, by motion, enlarges the scope of the appeal to accept information on other matters; and

~~5~~7. ~~–~~Within thirty days, t~~T~~he appeal authority shall prepare written~~:~~ ~~findings within thirty working days of the appellate decision.~~

i. Findings of fact, which explain the circumstances of the decision; and

ii. Conclusions of law in support of its decision.

F. Appeal from the Appeal Authority. The applicant or any person aggrieved by city action on the project may appeal from the final action of the appeal authority to Third District Court of Salt Lake County within thirty days of final action. The decision shall stand, and those affected by the decision may act in reliance on it, unless and until the district court stays the final action pending review. The district court shall conduct the appeal in accordance with the standards established by Part 8 "District Court Review" of Title 10, Chapter 9a of Utah Code Annotated, as amended.

G. City Council Call-Up. Within fifteen calendar days of final action on any project by the planning commission or staff, the city council, on its own motion, may call up the final action for review ~~any final action taken by the planning commission~~. The city recorder shall give prompt notice of the call-up to the chairman of the planning commission together with the date set by the council for consideration of the merits of the matter. The recorder shall also provide notice as required by Section 17-3-9. In calling a matter up, the council may limit the scope of the hearing to certain issues.

H. Stay of Approval Pending Call-up. Upon call-up, any approval granted by the planning commission or staff will be suspended until the city council has taken final action on the appeal.

~~H~~I. Notice. Notice of all appeals or call-ups shall be given to all affected parties of any proceedings or process where the issue is to be heard and evidence is to be gathered.

~~I. Stay of Approval Pending Review of Appeal. Upon call-up or appeal, any approval granted by the planning commission or staff will be suspended until the reviewing body has taken final action on the appeal.~~

~~J. Appeal from the City Council. The applicant or any person aggrieved by city action on the project may appeal from the final action of the appeal authority to a court of competent jurisdiction. The decision shall stand, and those affected by the decision may act in reliance on it, unless and until a court enters an interlocutory or final order modifying or suspending the decision.~~

~~K. Finality of Action. Final action occurs when the deciding body has adopted and executed written findings of fact and conclusions of law on the matter in question.~~ (Ord. 2012-09 § 2 (Att. B) (part): Ord. 8/10/2004O-25 § 1(5) (part), 2004; Ord. 12-11-2001C § 2 (part), 2001. Formerly 17-3-13)

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: January 21, 2020

ITEM TYPE: Discussion

SUBJECT: Fiscal Year 2020 Mid-Year Budget Versus Actual Review

SUBMITTED BY: Kyle Maurer, Administrative Services Director

SUMMARY:
Enclosed is a budget versus actual report through December 2019. 50% of the fiscal year has elapsed. Here are a few highlights by fund:

General Fund – This is the City's main operating fund and accounts for all resources of the City, except those required to be accounted for in a different fund (such as water and sewer). The City has received the bulk of its property tax revenue for the year. Salt Lake County will provide a final disbursement and reconciliation of 2019 taxes in March. Sales tax revenue is 8% above the prior fiscal year year-to-date. Overall revenues and expenditures are within budgeted allotments. However, there are a few General Fund revenue items, such as Building Permits and Fines & Forfeitures, that are currently under budgeted expectations. Staff will continue to monitor.

RDA Funds – The City's active RDA project areas received a tax increment disbursement from Salt Lake County in December. A final disbursement and reconciliation will occur in March.

Capital Project Funds – The City has received approximately $244,000 in transportation infrastructure funds from the 4th quarter sales tax passed by Salt Lake County in 2018.

Utility Funds – All utility (water, sewer, storm water, street lighting, and sanitation) funds are within budgeted revenue and expenditure allotments. Water sales are 7% above budgeted expectations.

Check registers from August 2019 through September 2019 are also included. Going forward, these will be sent to the Council monthly with a budget versus actual report.

PLAN COMPLIANCE: N/A

FISCAL IMPACT: N/A

STAFF'S RECOMMENDATION AND MOTION: N/A

Attachments: December 2019 Budget Versus Actual Report

Midvale City

December 2019 Financials At-a-Glance

50% of the Fiscal Year Has Elapsed

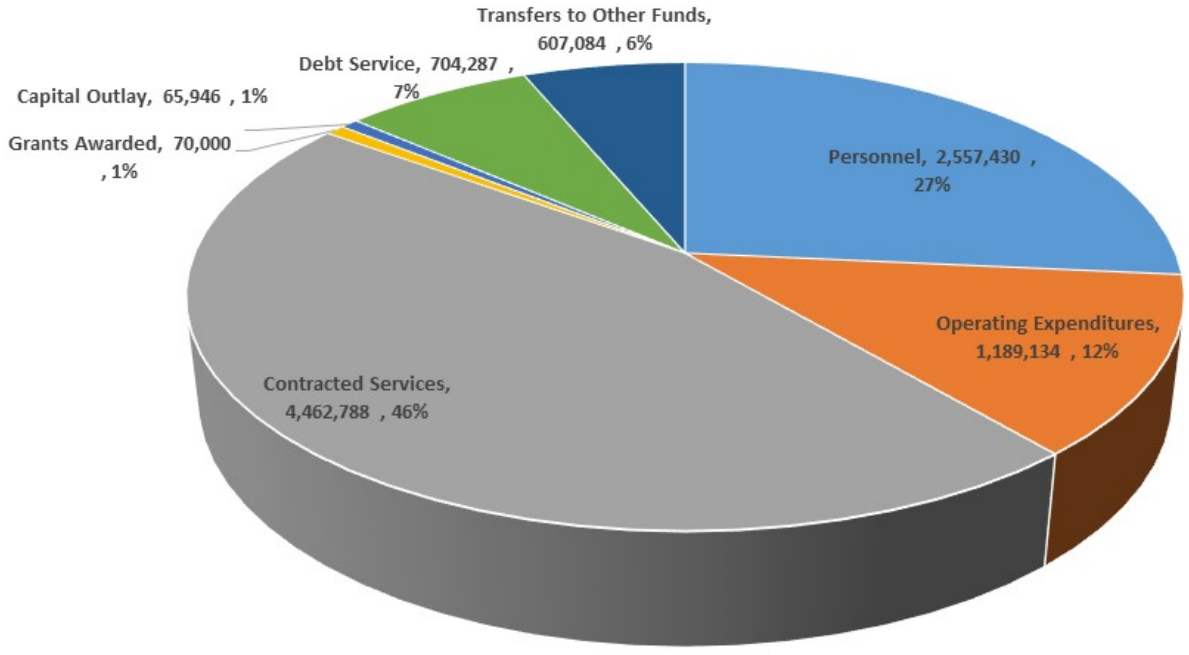
GENERAL FUND—The bulk of property tax revenue was received in November and December. Sales tax revenue is 8% above fiscal year 2019 year-to-date (the FY2020 budget expected a 3% increase). Building permits are 19% below fiscal year 2019 year-to-date and approximately 9% below budgeted expectations. Staff will continue to monitor through the rest of this year. Fines & Forfeitures are 3% below last December year-to-date and 4% below budgeted expectations.

RDA FUNDS—The City received an initial property tax distribution from the County in December, with the final distribution occurring in March.

CAPITAL PROJECTS FUND—The City has received approximately $244,000 in transportation infrastructure funds from the 4th quarter sales tax. These funds are restricted for transportation projects.

WATER FUND—Water user charges are 7% above expectations. Remainder of expenditures are within budgeted expectations.

Fiscal Year 2020 Expenditures by Type

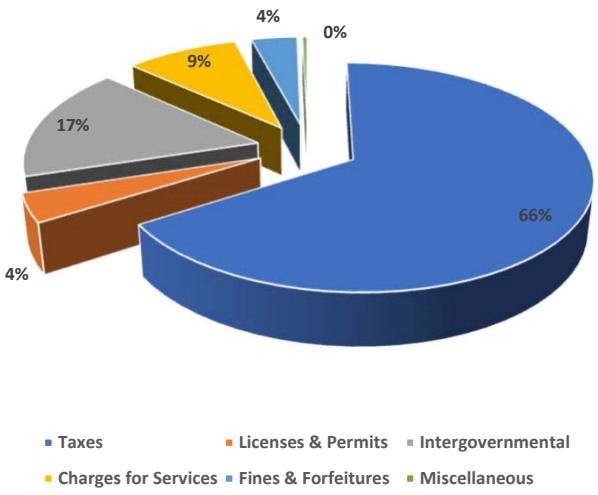


General Fund Revenues at a Glance

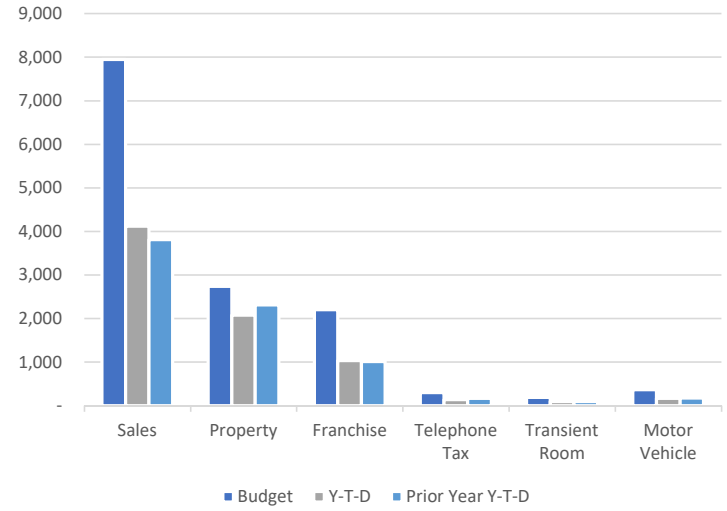
Total Revenue Versus Budget Summary

Revenue Type	Budget	Year to Date	Remaining Budget	
Taxes	13,736,539	7,622,397	6,114,142	✓
Licenses & Permits	1,001,000	471,296	529,704	✓
Intergovernmental	4,548,505	1,917,108	2,631,397	✓
Charges for Services	2,164,000	1,057,854	1,106,146	✓
Fines & Forfeitures	930,000	430,600	499,400	!
Miscellaneous	75,000	41,721	33,279	✓
TOTAL	**22,455,044**	**11,540,976**	**10,914,068**	✓

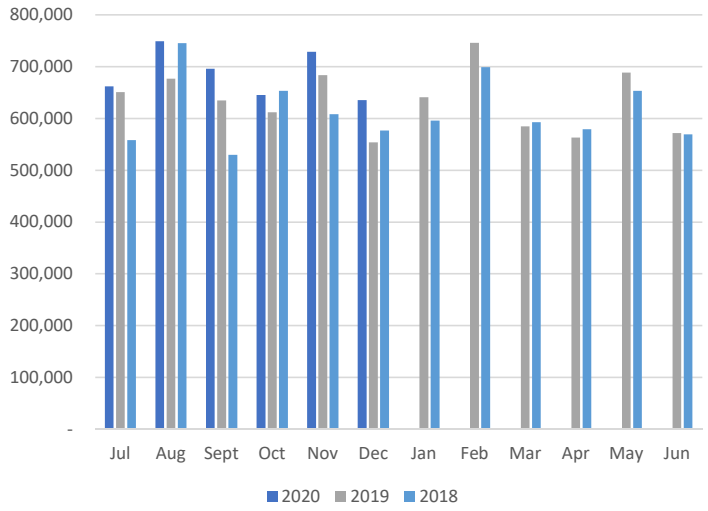
Total Fund Revenue by Type



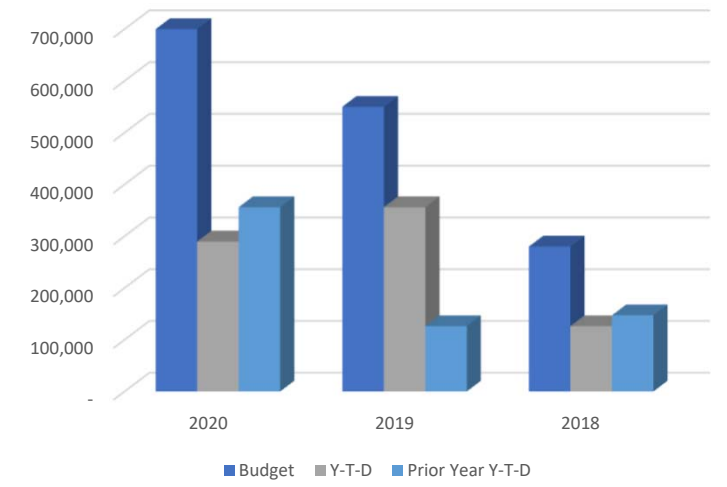
Tax Revenue Budget Versus Y-T-D Actual Comparison (1,000's)



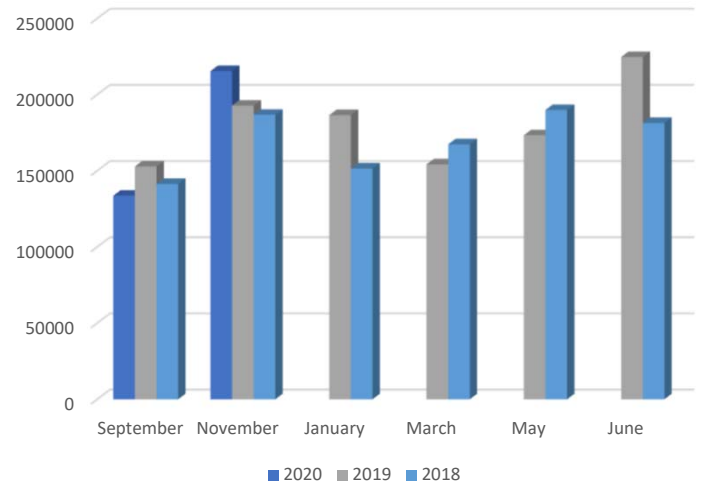
Sales Tax Comparison - FY2017 to FY2020



Building Permit Comparison - FY2017 to FY2020



Class C Road Fund Comparison - FY2017 to FY2020

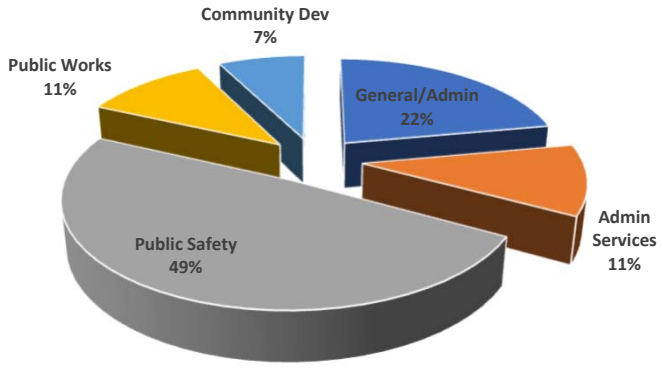


General Fund Expenditures at a Glance

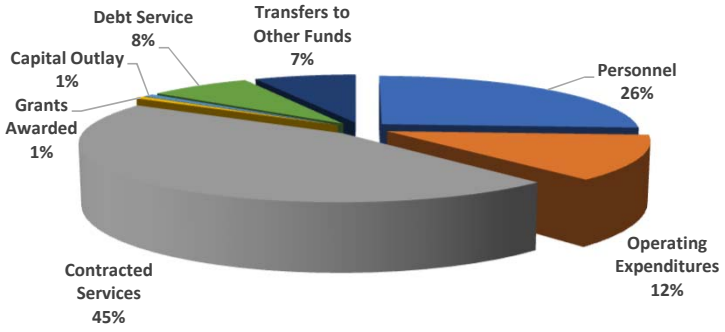
Total Expenditure Versus Budget Summary

Expenditure Type	Budget	Year to Date	Remaining Budget	
General/Admin	4,492,100	2,015,952	2,476,148	✓
Admin Services	2,214,450	986,565	1,227,885	✓
Public Safety	8,945,000	4,463,763	4,481,237	✓
Public Works	2,129,300	975,513	1,153,787	✓
Community Dev	1,839,000	684,924	1,154,076	✓
TOTAL	**19,619,850**	**9,126,717**	**10,493,133**	✓

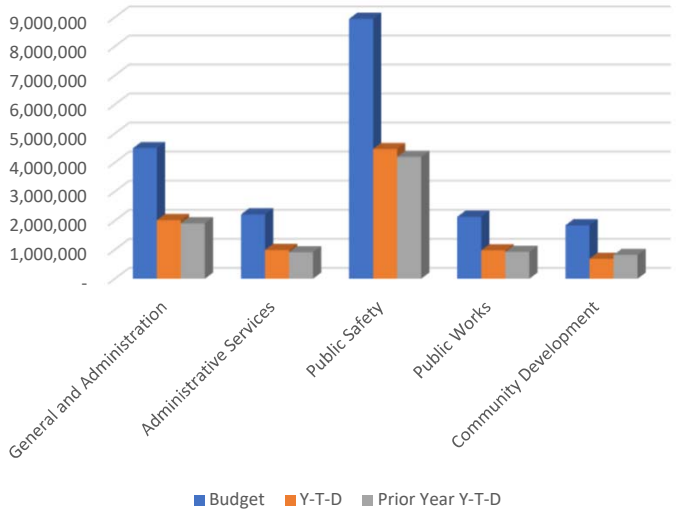
General Fund Expenditures by Department



General Fund Expenditures by Type



Department Comparison FY2020 to FY2019



Midvale City Budget Versus Actual Report - December 2019

General Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year	
Revenue										
Taxes	1,761,037	7,622,397	-	7,622,397	13,736,539	6,114,142	55.5%	7,570,266	100.7%	
Licenses & Permits	87,797	471,296	-	471,296	1,001,000	529,704	47.1%	525,074	89.8%	
Intergovernmental	44,124	1,917,108	-	1,917,108	4,548,505	2,631,397	42.1%	975,651	196.5%	
Charges for Services	154,001	1,057,854	-	1,057,854	2,164,000	1,106,146	48.9%	968,785	109.2%	
Fines and Forfeitures	76,109	430,600	-	430,600	930,000	499,400	46.3%	441,927	97.4%	
Miscellaneous	48,303	41,721	-	41,721	72,500	30,779	57.5%	359,662	11.6%	
Contributions/Donations	-	-	-	-	2,500	2,500	0.0%	-	0.0%	
Use of Fund Balance	-	-	-	-	166,611	166,611	0.0%	-	0.0%	
Total General Fund Revenue	**$ 2,171,371**	**$ 11,540,976**	**$ -**	**$ 11,540,976**	**$ 22,621,655**	**$ 11,080,679**	**51.0%**	**$ 10,841,365**	**106.5%**	
Expenditures										
General and Administration	224,449	2,015,952	86,002	2,101,954	4,492,100	2,390,146	46.8%	2,090,952	100.5%	
Administrative Services	164,812	986,565	122,117	1,108,682	2,214,450	1,105,768	50.1%	1,138,546	97.4%	
Public Safety	719,038	4,463,763	4,454,508	8,918,271	8,945,000	26,729	99.7%	8,381,165	106.4%	1
Public Works	152,128	975,513	264,468	1,239,981	2,129,300	889,319	58.2%	1,229,168	100.9%	
Community Development	85,966	684,924	155,455	840,379	1,839,000	998,621	45.7%	840,573	100.0%	
Transfers Out	76,166	728,500	-	728,500	3,001,805	2,273,305	24.3%	940,000	77.5%	
Total Expenditures	**$ 1,422,559**	**$ 9,855,217**	**$ 5,082,550**	**$ 14,937,767**	**$ 22,621,655**	**$ 7,683,888**	**66.0%**	**$ 14,620,404**	**102.2%**	
Excess of Revenues Over (Under) Expenditures	**$ 748,812**	**$ 1,685,759**		**$ (3,396,791)**	**$ -**			**$ (3,779,039)**		

1 Includes Police and Animal Control Contracts. "Purchase Orders" represents remaining unpaid contract amounts for both services.

Midvale City Budget Versus Actual Report - December 2019

General Fund Tax Revenue Detail

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year	% of Total
Sales Tax	634,987	4,115,325	-	4,115,325	7,941,539	3,826,214	51.8%	3,810,496	108.0%	54.0%
Property Tax	901,504	2,078,579	-	2,078,579	2,740,000	661,421	75.9%	2,314,052	89.8%	27.3%
Franchise Tax (Energy/Cable)	162,925	1,029,508	-	1,029,508	2,200,000	1,170,492	46.8%	1,013,826	101.5%	13.5%
Municipal Telephone Tax	21,496	135,208	-	135,208	300,000	164,792	45.1%	163,896	82.5%	1.8%
Transient Room Tax	12,636	94,619	-	94,619	190,000	95,381	49.8%	94,686	99.9%	1.2%
Motor Vehicle Fees	27,489	169,156	-	169,156	365,000	195,844	46.3%	173,310	97.6%	2.2%
Total Tax Revenue	**$ 1,761,037**	**$ 7,622,395**	**$ -**	**$ 7,622,395**	**$ 13,736,539**	**$ 6,114,144**	**55.5%**	**7,570,266**	**100.7%**	**100.0%**

Midvale City Budget Versus Actual Report - December 2019

General Fund Expenditures by Type

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year	% of Total
Personnel	430,170	2,557,430	-	2,557,430	5,230,000	2,672,570	48.9%	2,510,028	101.9%	17.1%
Operating Expenditures	154,552	1,223,491	624,555	1,848,046	3,609,250	1,761,204	51.2%	1,909,309	96.8%	12.4%
Contracted Services	718,896	4,462,788	4,454,508	8,917,296	8,909,300	(7,996)	100.1%	8,362,931	106.6%	59.7%
Grants Awarded	-	70,000	-	70,000	110,000	40,000	63.6%	20,000	350.0%	0.5%
Capital Outlay	12,692	78,638	3,487	82,125	220,300	138,175	37.3%	146,016	56.2%	0.5%
Debt Service	30,083	734,370	-	734,370	1,541,000	806,630	47.7%	732,120	100.3%	4.9%
Transfers to Other Funds	76,166	728,500	-	728,500	3,001,805	2,273,305	24.3%	940,000	77.5%	4.9%
Total General Fund Expenditures	**$ 1,422,559**	**$ 9,855,217**	**$ 5,082,550**	**$ 14,937,767**	**$ 22,621,655**	**$ 7,683,888**	**66.0%**	**$ 14,620,404**	**102.2%**	**100.0%**

Midvale City Budget Versus Actual Report - December 2019

General Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
General and Administration									
City Council									
Personnel	27,925	140,212	-	140,212	262,400	122,188	53.4%	124,291	112.8%
Operating Expenditures	3,327	68,581	780	69,361	99,900	30,539	69.4%	79,828	86.9%
Total City Council	**31,252**	**208,793**	**780**	**209,573**	**362,300**	**152,727**	**57.8%**	**204,119**	**102.7%**
Administration									
Personnel	54,317	228,464	-	228,464	519,900	291,436	43.9%	186,894	122.2%
Operating Expenditures	533	6,442	736	7,178	32,300	25,122	22.2%	9,763	73.5%
Total Administration	**54,850**	**234,906**	**736**	**235,642**	**552,200**	**316,558**	**42.7%**	**196,657**	**119.8%**
Human Resources									
Personnel	7,023	44,151	-	44,151	89,800	45,649	49.2%	42,237	104.5%
Operating Expenditures	184	9,801	-	9,801	28,400	18,599	34.5%	9,757	100.5%
Total Human Resources	**7,207**	**53,952**	**-**	**53,952**	**118,200**	**64,248**	**45.6%**	**51,994**	**103.8%**
Employee Services									
Operating Expenditures	3,395	16,693	-	16,693	367,500	350,807	4.5%	29,307	57.0%
City Recorder									
Personnel	19,763	121,958	-	121,958	251,500	129,542	48.5%	115,849	105.3%
Operating Expenditures	15,417	24,346	-	24,346	66,300	41,954	36.7%	29,320	83.0%
Total City Recorder	**35,180**	**146,304**	**-**	**146,304**	**317,800**	**171,496**	**46.0%**	**145,169**	**100.8%**
City Attorney									
Personnel	39,415	247,935	-	247,935	495,000	247,065	50.1%	230,788	107.4%
Operating Expenditures	677	18,876	1,561	20,437	133,200	112,763	15.3%	107,713	19.0%
Total City Attorney	**40,092**	**266,811**	**1,561**	**268,372**	**628,200**	**359,828**	**42.7%**	**338,501**	**79.3%**
Non-Departmental									
Operating Expenditures	13,319	134,731	82,925	217,656	267,300	49,644	81.4%	198,358	109.7%
Lease Payment to MBA	30,083	180,500	-	180,500	361,000	180,500	50.0%	175,150	103.1%
Capital Outlay	133	800	-	800	1,600	800	50.0%	800	100.0%
Debt Service	-	553,870	-	553,870	1,180,000	626,130	46.9%	556,970	99.4%
Total Non Departmental	**43,535**	**869,901**	**82,925**	**952,826**	**1,809,900**	**857,074**	**52.6%**	**931,278**	**102.3%**
Community/Intergovernmental Relations									
Personnel	3,828	24,007	-	24,007	47,900	23,893	50.1%	21,913	109.6%
Operating Expenditures	4,297	60,109	-	60,109	99,700	39,591	60.3%	72,539	82.9%
Grants Awarded	-	70,000	-	70,000	110,000	40,000	63.6%	20,000	350.0%
Capital Outlay	450	2,700	-	2,700	5,400	2,700	50.0%	2,700	100.0%

Midvale City Budget Versus Actual Report - December 2019

General Fund	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Total Community/Intergov Relations	**8,575**	**156,816**	**-**	**156,816**	**263,000**	**106,184**	**59.6%**	**117,152**	**133.9%**
Harvest Days									
Operating Expenditures	363	61,776	-	61,776	73,000	11,224	84.6%	64,226	96.2%
Recreation									
Personnel	-	-	-	-	-	-	0.0%	11,767	0.0%
Operating Expenditures	-	-	-	-	-	-	0.0%	782	0.0%
Total Recreation	**-**	**-**	**-**	**-**	**-**	**-**	**0.0%**	**12,549**	**0.0%**
Total General and Administration	**224,449**	**2,015,952**	**86,002**	**2,101,954**	**4,492,100**	**2,390,146**	**46.8%**	**2,090,952**	**100.5%**

Administrative Services									
Administration									
Personnel	13,917	90,260	-	90,260	213,800	123,540	42.2%	93,946	96.1%
Operating Expenditures	298	5,647	-	5,647	15,600	9,953	36.2%	1,264	446.8%
Total Admin Services-Administration	**14,215**	**95,907**	**-**	**95,907**	**229,400**	**133,493**	**41.8%**	**95,210**	**100.7%**
Finance									
Personnel	27,673	170,954	-	170,954	338,000	167,046	50.6%	159,957	106.9%
Operating Expenditures	25,831	32,916	-	32,916	47,300	14,384	69.6%	31,867	103.3%
Total Finance	**53,504**	**203,870**	**-**	**203,870**	**385,300**	**181,430**	**52.9%**	**191,824**	**106.3%**
Justice Court									
Personnel	51,737	333,653	-	333,653	633,100	299,447	52.7%	316,343	105.5%
Operating Expenditures	8,279	54,934	72,927	127,861	160,800	32,939	79.5%	233,154	54.8%
Capital Outlay	-	-	-	-	-	-	0.0%	5,000	0.0%
Total Court	**60,016**	**388,587**	**72,927**	**461,514**	**793,900**	**332,386**	**58.1%**	**554,497**	**83.2%**
Information Technology									
Personnel	29,361	181,816	-	181,816	337,800	155,984	53.8%	123,684	147.0%
Operating Expenditures	7,716	116,385	49,190	165,575	468,050	302,475	35.4%	173,331	95.5%
Total Information Technology	**37,077**	**298,201**	**49,190**	**347,391**	**805,850**	**458,459**	**43.1%**	**297,015**	**117.0%**
Total Administrative Services	**164,812**	**986,565**	**122,117**	**1,108,682**	**2,214,450**	**1,105,768**	**50.1%**	**1,138,546**	**97.4%**

Midvale City Budget Versus Actual Report - December 2019

General Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Public Safety									
Operating Expenditures	142	975	-	975	35,700	34,725	2.7%	2,786	35.0%
Unified Police Department Contract	718,896	4,313,376	4,313,376	8,626,752	8,627,000	248	100.0%	8,115,000	106.3%
Animal Control Contract	-	149,412	141,132	290,544	282,300	(8,244)	102.9%	247,931	117.2%
Grants (Pass-Through)	-	-	-	-	-	-	0.0%	15,448	0.0%
Total Public Safety	**719,038**	**4,463,763**	**4,454,508**	**8,918,271**	**8,945,000**	**26,729**	**99.7%**	**8,381,165**	**106.4%**
Public Works									
Administration									
Personnel	12,901	78,472	-	78,472	169,000	90,528	46.4%	45,920	170.9%
Operating Expenditures	1,264	10,232	-	10,232	26,500	16,268	38.6%	9,564	107.0%
Capital Outlay	1,042	6,250	-	6,250	12,500	6,250	50.0%	6,150	101.6%
Total Public Works-Administration	**15,207**	**94,954**	**-**	**94,954**	**208,000**	**113,046**	**45.7%**	**61,634**	**154.1%**
Streets									
Personnel	38,677	228,366	-	228,366	429,400	201,034	53.2%	167,036	136.7%
Operating Expenditures	33,957	101,281	85,234	186,515	271,250	84,735	68.8%	172,364	108.2%
Capital Outlay	8,067	48,400	-	48,400	96,800	48,400	50.0%	39,550	122.4%
Total Streets	**80,701**	**378,047**	**85,234**	**463,281**	**797,450**	**334,169**	**58.1%**	**378,950**	**122.3%**
Building and Grounds									
Personnel	17,602	109,890	-	109,890	257,400	147,510	42.7%	84,293	130.4%
Operating Expenditures	20,768	161,918	59,148	221,066	375,850	154,784	58.8%	311,711	70.9%
Capital Outlay	867	7,688	3,487	11,175	70,400	59,225	15.9%	66,118	16.9%
Total Building and Grounds	**39,237**	**279,496**	**62,635**	**342,131**	**703,650**	**361,519**	**48.6%**	**462,122**	**74.0%**
Parks & Cemetery									
Personnel	14,886	94,580	-	94,580	147,000	52,420	64.3%	89,048	106.2%
Operating Expenditures	1,089	122,386	116,599	238,985	253,100	14,115	94.4%	234,564	101.9%
Capital Outlay	1,008	6,050	-	6,050	20,100	14,050	30.1%	2,850	212.3%
Total Parks & Cemetery	**16,983**	**223,016**	**116,599**	**339,615**	**420,200**	**80,585**	**80.8%**	**326,462**	**104.0%**
Total Public Works	**152,128**	**975,513**	**264,468**	**1,239,981**	**2,129,300**	**889,319**	**58.2%**	**1,229,168**	**100.9%**
Community Development									
Administration									
Personnel	27,715	197,687	-	197,687	510,300	312,613	38.7%	254,344	77.7%
Operating Expenditures	2,986	12,566	-	12,566	64,600	52,034	19.5%	24,754	50.8%

Midvale City Budget Versus Actual Report - December 2019

General Fund									
	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Capital Outlay	167	1,000	-	1,000	2,000	1,000	50.0%	1,000	100.0%
Total Comm Dev-Administration	**30,868**	**211,253**	**-**	**211,253**	**576,900**	**365,647**	**36.6%**	**280,098**	**75.4%**
Planning & Zoning									
Personnel	24,657	151,451	-	151,451	303,000	151,549	50.0%	143,681	105.4%
Operating Expenditures	1,008	11,297	-	11,297	107,700	96,403	10.5%	15,248	74.1%
Total Planning & Zoning	**25,665**	**162,748**	**-**	**162,748**	**410,700**	**247,952**	**39.6%**	**158,929**	**102.4%**
Engineering									
Personnel	13,224	73,433	-	73,433	148,700	75,267	49.4%	59,413	123.6%
Operating Expenditures	1,910	36,874	11,308	48,182	128,400	80,218	37.5%	27,932	172.5%
Capital Outlay	958	5,750	-	5,750	11,500	5,750	50.0%	2,000	287.5%
Total Engineering	**16,092**	**116,057**	**11,308**	**127,365**	**288,600**	**161,235**	**44.1%**	**89,345**	**142.6%**
Code Enforcement									
Personnel	103	8,481	-	8,481	-	(8,481)	0.0%	77,168	11.0%
Operating Expenditures	208	1,501	-	1,501	121,300	119,799	1.2%	7,572	19.8%
Capital Outlay	-	-	-	-	-	-	0.0%	1,750	0.0%
Total Code Enforcement	**311**	**9,982**	**-**	**9,982**	**121,300**	**111,318**	**8.2%**	**86,490**	**11.5%**
Business Licensing									
Personnel	5,446	31,889	-	31,889	76,000	44,111	42.0%	37,914	84.1%
Operating Expenditures	67	994	-	994	4,000	3,006	24.9%	1,234	80.6%
Business Licensing	**5,513**	**32,883**	**-**	**32,883**	**80,000**	**47,117**	**41.1%**	**39,148**	**84.0%**
Building Inspection									
Personnel	-	(229)	-	(229)	-	229	0.0%	123,542	239.9%
Operating Expenditures	7,517	152,230	144,147	296,377	361,500	65,123	82.0%	60,371	490.9%
Capital Outlay	-	-	-	-	-	-	0.0%	2,650	0.0%
Total Building Inspection	**7,517**	**152,001**	**144,147**	**296,148**	**361,500**	**65,352**	**81.9%**	**186,563**	**158.7%**
Total Community Development	**85,966**	**684,924**	**155,455**	**840,379**	**1,839,000**	**998,621**	**45.7%**	**840,573**	**100.0%**

Midvale City Budget Versus Actual Report - December 2019

General Fund	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Transfers to Other Funds									
Transfer to Capital Projects Fund	50,583	303,500	-	303,500	2,130,805	1,827,305	14.2%	515,000	58.9%
Transfer to Telecommunications Fund	25,583	425,000	-	425,000	850,000	425,000	50.0%	425,000	100.0%
Grant Pass Through to CIP	-	-	-	-	21,000	21,000	0.0%	-	0.0%
Total Transfers to Other Funds	**76,166**	**728,500**	**-**	**728,500**	**3,001,805**	**2,273,305**	**24.3%**	**940,000**	**77.5%**
Total General Fund Expenditures	**$ 1,422,559**	**$ 9,855,217**	**$ 5,082,550**	**$ 14,937,767**	**$ 22,621,655**	**$ 7,683,888**	**66.0%**	**$ 14,620,404**	**102.2%**

Midvale City Budget Versus Actual Report - December 2019

RDA Operations

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Interest	391	2,013	-	2,013	4,800	2,787	41.9%	3,009	66.9%
Miscellaneous	-	210	-	210	-	(210)	0.0%	-	0.0%
Transfer From RDA Funds	71,908	431,450	-	431,450	862,922	431,472	50.0%	244,750	176.3%
Use of Fund Balance	-	-	-	-	42,578	42,578	0.0%	-	0.0%
Total Revenue	**$ 72,299**	**$ 433,673**	**$ -**	**$ 433,673**	**$ 910,300**	**$ 476,627**	**47.6%**	**$ 247,759**	**175.0%**
Expenditures									
Personnel	19,663	155,778	-	155,778	513,500	357,722	30.3%	200,310	77.8%
Operating Expenditures	27,783	149,173	3,324	152,497	394,800	242,303	38.6%	154,313	98.8%
Contribution to Fund Balance	-	-	-	-	2,000	2,000	0.0%	-	0.0%
Total Expenditures	**$ 47,446**	**$ 304,951**	**$ 3,324**	**$ 308,275**	**$ 910,300**	**$ 602,025**	**33.9%**	**$ 354,623**	**86.9%**
Excess of Revenues Over (Under) Expenditures	**$ 24,853**	**$ 128,722**		**$ 125,398**	**$ -**			**$ (106,864)**	

Midvale City Budget Versus Actual Report - December 2019

RDA-Bingham Junction Project Area

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year	
Revenue										
Property Tax Increment	5,519,555	5,519,555	-	5,519,555	6,600,000	1,080,445	83.6%	4,546,838	121.4%	
Interest	12,247	67,579	-	67,579	116,000	48,421	58.3%	50,316	134.3%	
IRS Debt Subsidy	-	193,607	-	193,607	401,000	207,393	48.3%	201,368	96.1%	
Use of Fund Balance	-	-	-	-	20,697,500	20,697,500	0.0%	-	0.0%	
Total Revenue	**$ 5,531,802**	**$ 5,780,741**	**$ -**	**$ 5,780,741**	**$ 27,814,500**	**$ 22,033,759**	**20.8%**	**$ 4,798,522**	**120.5%**	
Expenditures										
Surrounding Properties C/Y and P/Y	-	-	-	-	334,500	334,500	0.0%	5,900	0.0%	
Developer Reimbursement	1,214,809	1,340,809	-	1,340,809	900,000	(440,809)	149.0%	-	0.0%	1
County Storm Drain Contribution	-	-	-	-	15,000	15,000	0.0%	-	0.0%	
Public Art	-	25,000	-	25,000	148,400	123,400	16.8%	-	0.0%	
Infrastructure Improvements	-	-	-	-	685,900	685,900	0.0%	195,500	0.0%	
Infill Development Incentives	-	-	-	-	940,000	940,000	0.0%	-	0.0%	
Professional & Technical	(250)	500	-	500	-	(500)	0.0%	500	100.0%	2
Debt Service	-	1,355,361	-	1,355,361	23,328,800	21,973,439	5.8%	1,398,455	96.9%	
Transfer to Other RDA Funds	121,825	730,950	-	730,950	1,461,900	730,950	50.0%	557,250	131.2%	
Total Expenditures	**$ 1,336,384**	**$ 3,452,620**	**$ -**	**$ 3,452,620**	**$ 27,814,500**	**$ 24,361,880**	**12.4%**	**$ 2,157,605**	**160.0%**	
Excess of Revenues Over (Under) Expenditures	**$ 4,195,418**	**$ 2,328,121**		**$ 2,328,121**	**$ -**			**$ 2,640,917**		

1 Developer reimbursements for infrastructure - Source of funds are 2018 bond proceeds.

2 Paying agent fees for the RDA bonds.

Midvale City Budget Versus Actual Report - December 2019

RDA-Jordan Bluffs Project Area

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year	
Revenue										
Transfer From Other RDA Funds	6,167	37,000	-	37,000	74,000	37,000	50.0%	37,500	98.7%	
Use of Fund Balance	-	-	-	-	38,000	38,000	0.0%	-	0.0%	
Total Revenue	**$ 6,167**	**$ 37,000**	**$ -**	**$ 37,000**	**$ 112,000**	**$ 75,000**	**33.0%**	**$ 37,500**	**98.7%**	
Expenditures										
Infrastructure	11,600	11,600	-	11,600	-	(11,600)	0.0%	-	0.0%	1
Professional & Technical	-	112,000	-	112,000	112,000	-	100.0%	112,000	100.0%	
Total Expenditures	**$ 11,600**	**$ 123,600**	**$ -**	**$ 123,600**	**$ 112,000**	**$ (11,600)**	**110.4%**	**$ 112,000**	**110.4%**	
Excess of Revenues Over (Under) Expenditures	**$ (5,433)**	**$ (86,600)**		**$ (86,600)**	**$ -**			**$ (74,500)**		

1 Purchase of land for traffic light poles.

Midvale City Budget Versus Actual Report - December 2019

RDA-Main Street Project Area

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Transfer From Other RDA Funds	2,083	12,500	-	12,500	25,000	12,500	50.0%	25,000	50.0%
Miscellaneous	-	-	-	-	-	-	0.0%	3,000	0.0%
Use of Fund Balance	-	-	-	-	5,000	5,000	0.0%	-	0.0%
Total Revenue	**$ 2,083**	**$ 12,500**	**$ -**	**$ 12,500**	**$ 30,000**	**$ 17,500**	**41.7%**	**$ 28,000**	**44.6%**
Expenditures									
Project Area Improvements	4,286	6,456	3,544	10,000	30,000	20,000	33.3%	43,473	23.0%
Property Acquisition	-	-	-	-	-	-	0.0%	400,000	0.0%
Contribution to Fund Balance	-	-	-	-	-	-	0.0%	-	0.0%
Total Expenditures	**$ 4,286**	**$ 6,456**	**$ 3,544**	**$ 10,000**	**$ 30,000**	**$ 20,000**	**33.3%**	**$ 443,473**	**2.3%**
Excess of Revenues Over (Under) Expenditures	**$ (2,203)**	**$ 6,044**		**$ 2,500**	**$ -**			**$ (415,473)**	

Midvale City Budget Versus Actual Report - December 2019

RDA-Public Art Maintenance Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Use of Fund Balance	-	-	-	-	50,000	50,000	0.0%	-	0.0%
Total Revenue	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**	**0.0%**	**$ -**	**0.0%**
Expenditures									
Public Art Maintenance	-	-	-	-	50,000	50,000	0.0%	-	0.0%
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**	**$ 50,000**	**0.0%**	**$ -**	**0.0%**
Excess of Revenues Over (Under) Expenditures	**$ -**	**$ -**		**$ -**	**$ -**			**$ -**	

Midvale City Budget Versus Actual Report - December 2019

RDA-Program Income Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Interest Revenue	37	243	-	243	200	(43)	121.5%	239	101.7%
Use of Fund Balance	-	-	-	-	24,000	24,000	0.0%	-	0.0%
Total Revenue	**$ 37**	**$ 243**	**$ -**	**$ 243**	**$ 24,200**	**$ 23,957**	**1.0%**	**$ 239**	**101.7%**
Expenditures									
Main Street Property	-	-	-	-	24,200	24,200	0.0%	-	0.0%
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,200**	**$ 24,200**	**0.0%**	**$ -**	**0.0%**
Excess of Revenues Over (Under) Expenditures	**$ 37**	**$ 243**		**$ 243**	**$ -**			**$ 239**	

Midvale City Budget Versus Actual Report - December 2019

RDA-Project Area Housing Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Interest Revenue	293	1,906	-	1,906	3,100	1,194	61.5%	1,870	101.9%
Use of Fund Balance	-	-	-	-	191,100	191,100	0.0%	-	0.0%
Total Revenue	**$ 293**	**$ 1,906**	**$ -**	**$ 1,906**	**$ 194,200**	**$ 192,294**	**1.0%**	**$ 1,870**	**101.9%**
Expenditures									
Unallocated Affordable Housing	-	-	-	-	194,200	194,200	0.0%	-	0.0%
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ 194,200**	**$ 194,200**	**0.0%**	**$ -**	**0.0%**
Excess of Revenues Over (Under) Expenditures	**$ 293**	**$ 1,906**		**$ 1,906**	**$ -**			**$ 1,870**	

Midvale City Budget Versus Actual Report - December 2019

RDA-City-Wide Housing

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Interest Revenue	1,693	9,944	-	9,944	10,000	56	99.4%	5,074	196.0%
Transfer From Other RDA Funds	41,667	250,000	-	250,000	500,000	250,000	50.0%	250,000	100.0%
Use of Fund Balance	-	-	-	-	843,500	843,500	0.0%	-	0.0%
Total Revenue	**$ 43,360**	**$ 259,944**	**$ -**	**$ 259,944**	**$ 1,353,500**	**$ 1,093,556**	**19.2%**	**$ 255,074**	**101.9%**
Expenditures									
Affordable Housing Plan	235	5,000	-	5,000	5,000	-	100.0%	8,277	60.4%
Housing Programs	870	870	-	870	1,348,500	1,347,630	0.1%	500	174.0%
Total Expenditures	**$ 1,105**	**$ 5,870**	**$ -**	**$ 5,870**	**$ 1,353,500**	**$ 1,347,630**	**0.4%**	**$ 8,777**	**66.9%**
Excess of Revenues Over (Under) Expenditures	**$ 42,255**	**$ 254,074**		**$ 254,074**	**$ -**			**$ 246,297**	

Midvale City Budget Versus Actual Report - December 2019

Capital Projects Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	
Revenue								
Interest	5,496	38,990	-	38,990	40,000	1,010	97.5%	
Transfers From General Fund	50,583	303,500	-	303,500	607,000	303,500	50.0%	
Sales Tax	55,405	243,896	-	243,896	-	(243,896)	0.0%	1
Highway Funds	-	-	-	-	1,523,805	1,523,805	0.0%	
Use of Fund Balance	-	-	-	-	6,394,800	6,394,800	0.0%	
Total Revenue	**$ 111,484**	**$ 586,386**	**$ -**	**$ 586,386**	**$ 8,565,605**	**$ 7,979,219**	**6.8%**	
Expenditures								
Sidewalk, Curb, and Gutter Replacement	7,421	89,780	10,579	100,359	136,000	35,641	73.8%	
Traffic Calming Program	-	-	-	-	20,000	20,000	0.0%	
7200 South - 700 E to UP Ave	-	-	-	-	134,800	134,800	0.0%	
Park Improvements	-	-	-	-	400,000	400,000	0.0%	
Amphitheatre Improvements	-	-	-	-	30,000	30,000	0.0%	
Splash Pad	-	-	-	-	55,500	55,500	0.0%	
50/50 Sidewalk Program	-	-	-	-	20,000	20,000	0.0%	
Major Road CIP Project	10,533	706,349	17,592	723,941	1,314,000	590,059	55.1%	
City Hall Overflow Parking	-	-	-	-	75,000	75,000	0.0%	
Housing Trust Fund	-	-	-	-	150,000	150,000	0.0%	
Open Space Acquisition	-	-	-	-	25,000	25,000	0.0%	
Community Center/Bowery	-	-	-	-	1,302,000	1,302,000	0.0%	
Crosswalk Improvements	-	-	10,526	10,526	165,000	154,474	6.4%	
7200 S Gateway Project	-	-	-	-	166,000	166,000	0.0%	
Christmas Decorations	-	2,371	20,968	23,339	30,000	6,661	77.8%	
CDBG Project-Foxbridge	-	2,130	-	2,130	-	(2,130)	0.0%	
Main/Wasatch Intersection Stud	-	11,368	8,527	19,895	20,000	105	99.5%	
Marquee Sign	-	71	-	71	-	(71)	0.0%	
Community Swimming Pool	-	-	-	-	200,000	200,000	0.0%	
Pavement Management	170,601	1,123,037	231,662	1,354,699	2,798,500	1,443,801	48.4%	
Bingham Junction Development	-	1,523,805	22,818	1,546,623	1,523,805	(22,818)	101.5%	
Total Expenditures	**$ 188,555**	**$ 3,458,911**	**$ 322,672**	**$ 3,781,583**	**$ 8,565,605**	**$ 4,784,022**	**44.1%**	
Excess of Revenues Over (Under) Expenditures	**$ (77,071)**	**$ (2,872,525)**		**$ (3,195,197)**	**$ -**			

1 City's portion of 4th quarter sales tax (for transportation projects).

Midvale City Budget Versus Actual Report - December 2019

Water Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Water User Charges	271,219	2,839,027	-	2,839,027	4,995,400	2,156,373	56.8%	2,795,463	101.6%
Other Charges for Services	22,316	115,182	-	115,182	173,000	57,818	66.6%	136,465	84.4%
IRS Debt Subsidy	-	51,884	-	51,884	101,000	49,116	51.4%	54,437	95.3%
Miscellaneous	50	200	-	200	3,000	2,800	6.7%	400	50.0%
Interest	39,623	51,240	-	51,240	78,000	26,760	65.7%	13,267	386.2%
Use of Fund Balance	-	-	-	-	1,452,850	1,452,850	0.0%	-	0.0%
Total Revenue	**$ 333,208**	**$ 3,057,533**	**$ -**	**$ 3,057,533**	**$ 6,803,250**	**$ 3,745,717**	**44.9%**	**$ 3,000,032**	**101.9%**
Expenditures									
Personnel	78,877	445,168	-	445,168	990,400	545,232	44.9%	402,772	110.5%
Operating	69,636	541,632	260,421	802,053	1,476,700	674,647	54.3%	720,526	111.3%
Wholesale Water	-	543,506	85,000	628,506	875,500	246,994	71.8%	960,576	65.4%
Capital									
Fleet	4,092	24,550	-	24,550	84,100	59,550	29.2%	23,650	103.8%
Other Capital Projects	-	-	-	-	750,000	750,000	0.0%	144,141	0.0%
JVWCD Pipeline Connections	-	1,040,965	394,154	1,435,119	990,200	(444,919)	144.9%	215,503	665.9%
Union Jordan Area Meter Swaps	2,261	96,832	-	96,832	71,850	(24,982)	134.8%	-	0.0%
2018 Bond Waterline Projects	-	-	80,354	80,354	-	(80,354)	0.0%	1,625,416	4.9%
Total Capital	**6,353**	**1,162,347**	**474,508**	**1,636,855**	**1,896,150**	**259,295**	**86.3%**	**2,008,710**	**81.5%**
Debt Service	-	1,268,781	-	1,268,781	1,564,500	295,719	81.1%	1,263,589	100.4%
Total Expenditures	**$ 154,866**	**$ 3,961,434**	**$ 819,929**	**$ 4,781,363**	**$ 6,803,250**	**$ 2,021,887**	**70.3%**	**$ 5,356,173**	**89.3%**
Excess of Revenues Over (Under) Expenditures	**$ 178,342**	**$ (903,901)**		**$ (1,723,830)**	**$ -**			**$ (2,356,141)**	

Midvale City Budget Versus Actual Report - December 2019

Sewer Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Sewer User Charges	189,538	1,246,324	-	1,246,324	2,534,000	1,287,676	49.2%	1,153,025	108.1%
Other Charges for Services	1,217	62,421	-	62,421	61,000	(1,421)	102.3%	51,086	122.2%
Miscellaneous	-	-	-	-	20,000	20,000	0.0%	-	0.0%
Interest	19,771	25,544	-	25,544	27,500	1,956	92.9%	4,647	549.7%
Use of Fund Balance	-	-	-	-	2,709,400	2,709,400	0.0%	-	0.0%
Total Revenue	**$ 210,526**	**$ 1,334,289**	**$ -**	**$ 1,334,289**	**$ 5,351,900**	**$ 4,017,611**	**24.9%**	**$ 1,208,758**	**110.4%**
Expenditures									
Personnel	39,474	225,025	-	225,025	576,200	351,175	39.1%	196,069	114.8%
Operating	37,265	224,687	4,217	228,904	487,700	258,796	46.9%	262,349	87.3%
South Valley Water Reclamation Facility	78,488	488,091	31,666	519,757	1,100,000	580,243	47.3%	483,351	107.5%
Capital									
Fleet	4,650.00	27,900	-	27,900	55,800	27,900	50.0%	27,600	101.1%
Infrastructure Maintenance	32,862	32,862	145,352	178,214	291,000	112,786	61.2%	50,999	349.4%
2018 Bond Projects	-	3,119	10,677	13,796	769,500	755,704	1.8%	3,242	425.5%
SVWRF Phosphorous/Grit Removal	47,381	158,421	1,417,415	1,575,836	1,725,800	149,964	91.3%	1,700,000	92.7%
SCADA System	-	-	13,860	13,860	-	(13,860)	0.0%	-	0.0%
Total Capital	**84,893**	**222,302**	**1,587,304**	**1,809,606**	**2,842,100**	**1,032,494**	**63.7%**	**1,781,841**	**101.6%**
Debt Service	-	171,298	-	171,298	345,900	174,602	49.5%	170,760	100.3%
Total Expenditures	**$ 240,120**	**$ 1,331,403**	**$ 1,623,187**	**$ 2,954,590**	**$ 5,351,900**	**$ 2,397,310**	**55.2%**	**$ 2,894,370**	**102.1%**
Excess of Revenues Over (Under) Expenditures	**$ (29,594)**	**$ 2,886**		**$ (1,620,301)**	**$ -**			**$ (1,685,612)**	

Midvale City Budget Versus Actual Report - December 2019

Storm Water Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Storm Drain User Fees	163,400	970,011	-	970,011	1,957,000	986,989	49.6%	868,765	111.7%
Other Charges for Services	595	3,594	-	3,594	3,000	(594)	119.8%	4,575	78.6%
Miscellaneous	7,000	42,000	-	42,000	90,000	48,000	46.7%	42,000	100.0%
Interest	878	6,301	-	6,301	15,000	8,699	42.0%	6,287	100.2%
Use of Fund Balance	-	-	-	-	158,100	158,100	0.0%	-	0.0%
Total Revenue	**$ 171,873**	**$ 1,021,906**	**$ -**	**$ 1,021,906**	**$ 2,223,100**	**$ 1,201,194**	**46.0%**	**$ 921,627**	**110.9%**
Expenditures									
Personnel	55,769	366,322	-	366,322	780,800	414,478	46.9%	360,555	101.6%
Operating	44,889	287,859	12,611	300,470	619,300	318,830	48.5%	308,408	97.4%
Capital									
Fleet	9,192	55,150	-	55,150	110,300	55,150	50.0%	36,100	152.8%
County Storm Drain Project	-	-	-	-	15,000	15,000	0.0%	-	0.0%
Other Capital Outlay	-	113,313	-	113,313	266,000	152,687	42.6%	1,198	9458.5%
Total Capital	**9,192**	**168,463**	**-**	**168,463**	**391,300**	**222,837**	**43.1%**	**37,298**	**451.7%**
Debt Service	-	383,724	-	383,724	431,700	47,976	88.9%	379,935	101.0%
Total Expenditures	**$ 109,850**	**$ 1,206,368**	**$ 12,611**	**$ 1,218,979**	**$ 2,223,100**	**$ 1,004,121**	**54.8%**	**$ 1,086,196**	**112.2%**
Excess of Revenues Over (Under) Expenditures	**$ 62,023**	**$ (184,462)**		**$ (197,073)**	**$ -**			**$ (164,569)**	

Midvale City Budget Versus Actual Report - December 2019

Street Lighting Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Street Lighting User Fees	30,864	192,610	-	192,610	385,000	192,390	50.0%	191,722	100.5%
Other Charges for Services	226	984	-	984	2,000	1,016	49.2%	1,182	83.2%
Interest	(2)	104	-	104	500	396	20.8%	247	42.1%
Use of Fund Balance	-	-	-	-	19,600	19,600	0.0%	-	0.0%
Total Revenue	**$ 31,088**	**$ 193,698**	**$ -**	**$ 193,698**	**$ 407,100**	**$ 213,402**	**47.6%**	**$ 193,151**	**100.3%**
Expenditures									
Personnel	741	4,175	-	4,175	14,200	10,025	29.4%	3,749	111.4%
Operating	8,584	84,550	59,074	143,624	181,900	38,276	79.0%	163,001	88.1%
Lease (Debt Service) Payment to MBA Fund	-	105,500	-	105,500	211,000	105,500	50.0%	105,500	100.0%
Total Expenditures	**$ 9,325**	**$ 194,225**	**$ 59,074**	**$ 253,299**	**$ 407,100**	**$ 153,801**	**62.2%**	**$ 272,250**	**93.0%**
Excess of Revenues Over (Under) Expenditures	**$ 21,763**	**$ (527)**		**$ (59,601)**	**$ -**			**$ (79,099)**	

Midvale City Budget Versus Actual Report - December 2019

Sanitation Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Sanitation User Charges	94,560	562,076	-	562,076	1,140,000	577,924	49.3%	511,339	109.9%
Other Charges for Services	799	11,134	-	11,134	24,000	12,866	46.4%	12,636	88.1%
Interest	(141)	(464)	-	(464)	2,000	2,464	-23.2%	1,068	-43.4%
Use of Fund Balance	-	-	-	-	91,300	91,300	0.0%	-	0.0%
Total Revenue	**$ 95,218**	**$ 572,746**	**$ -**	**$ 572,746**	**$ 1,257,300**	**$ 684,554**	**45.6%**	**$ 525,043**	**109.1%**
Expenditures									
Personnel	1,747	10,295	-	10,295	21,100	10,805	48.8%	8,364	123.1%
Operating	8,572	51,049	5,411	56,460	101,200	44,740	55.8%	51,255	110.2%
Landfill Fees	12,971	68,033	91,967	160,000	160,000	-	100.0%	160,000	100.0%
Waste Disposal Fees	44,497	228,691	376,309	605,000	605,000	-	100.0%	954,176	63.4%
Bulky Waste Disposal Fees	7,728	38,586	56,414	95,000	95,000	-	100.0%	-	0.0%
Recycling Disposal/Tipping Fees	21,468	107,901	167,099	275,000	275,000	-	100.0%	-	0.0%
Total Expenditures	**$ 96,983**	**$ 504,555**	**$ 697,200**	**$ 1,201,755**	**$ 1,257,300**	**$ 55,545**	**95.6%**	**$ 1,173,795**	**102.4%**
Excess of Revenues Over (Under) Expenditures	**$ (1,765)**	**$ 68,191**		**$ (629,009)**	**$ -**			**$ (648,752)**	

Midvale City Budget Versus Actual Report - December 2019

Telecommunications Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Telecommunication User Charges	1,460	10,821	-	10,821	27,000	16,179	40.1%	9,360	115.6%
Other Charges for Services	6	34	-	34	100	66	34.0%	35	97.1%
UTOPIA Operation Expense Refund	-	-	-	-	40,000	40,000	0.0%	-	0.0%
Interest	(169)	(1,155)	-	(1,155)	200	1,355	-577.5%	(588)	196.4%
Transfer From General Fund	70,833	425,000	-	425,000	850,000	425,000	50.0%	425,000	100.0%
Use of Fund Balance	-	-	-	-	4,400	4,400	0.0%	-	0.0%
Total Revenue	**$ 72,130**	**$ 434,700**	**$ -**	**$ 434,700**	**$ 921,700**	**$ 487,000**	**47.2%**	**$ 433,807**	**100.2%**
Expenditures									
Telecommunication User Charges to UTOPIA	2,727	11,713	-	11,713	25,700	13,987	45.6%	8,864	132.1%
UTOPIA Pledge Payments	74,540	447,241	448,759	896,000	896,000	-	100.0%	948,869	94.4%
Total Expenditures	**$ 77,267**	**$ 458,954**	**$ 448,759**	**$ 907,713**	**$ 921,700**	**$ 13,987**	**98.5%**	**$ 957,733**	**94.8%**
Excess of Revenues Over (Under) Expenditures	**$ (5,137)**	**$ (24,254)**		**$ (473,013)**	**$ -**			**$ (523,926)**	

Midvale City Budget Versus Actual Report - December 2019

Fleet Internal Service Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Department Charges-Operations	28,608	171,650	-	171,650	343,300	171,650	50.0%	186,750	91.9%
Department Charges-Capital Replacement	30,625	183,750	-	183,750	367,500	183,750	50.0%	151,900	121.0%
Sale of Fixed Assets	-	-	-	-	266,300	266,300	0.0%	123,400	0.0%
Other	-	-	-	-	11,500	11,500	0.0%	-	0.0%
Interest	1,406	9,735	-	9,735	20,000	10,265	48.7%	9,831	99.0%
Use of Fund Balance	-	-	-	-	33,000	33,000	0.0%	-	0.0%
Total Revenue	**$ 60,639**	**$ 365,135**	**$ -**	**$ 365,135**	**$ 1,041,600**	**$ 676,465**	**35.1%**	**$ 471,881**	**77.4%**
Expenditures									
Personnel	15,594	95,503	-	95,503	124,600	29,097	76.6%	82,985	115.1%
Operating	13,783	55,405	15,556	70,961	130,250	59,289	54.5%	112,144	63.3%
Insurance	-	101,887	13,399	115,286	120,000	4,714	96.1%	106,881	107.9%
Vehicle Purchases	11,409	29,279	-	29,279	358,900	329,621	8.2%	736,009	4.0%
Contribution to Fund Balance	-	-	-	-	307,850	307,850	0.0%	-	0.0%
Total Expenditures	**$ 40,786**	**$ 282,074**	**$ 28,955**	**$ 311,029**	**$ 1,041,600**	**$ 730,571**	**29.9%**	**$ 1,038,019**	**30.0%**
Excess of Revenues Over (Under) Expenditures	**$ 19,853**	**$ 83,061**		**$ 54,106**	**$ -**			**$ (566,138)**	

Midvale City Budget Versus Actual Report - December 2019

Information Technology Internal Service Fund

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Department Charges-Capital Replacement	12,875	77,250	-	77,250	154,500	77,250	50.0%	56,500	136.7%
Sale of Fixed Assets	1,201	2,458	-	2,458	2,000	(458)	122.9%	-	0.0%
Interest	124	677	-	677	2,000	1,323	33.9%	369	183.5%
Total Revenue	**$ 14,200**	**$ 80,385**	**$ -**	**$ 80,385**	**$ 158,500**	**$ 78,115**	**50.7%**	**$ 56,869**	**141.4%**
Expenditures									
Personnel	2,459	12,593	-	12,593	27,400	14,807	46.0%	10,909	115.4%
Operating	12	62	-	62	-	(62)	0.0%	74	83.8%
Hardware/Software Replacement	2,462	35,861	-	35,861	94,500	58,639	37.9%	47,438	75.6%
Contribution to Fund Balance	-	-	-	-	36,600	36,600	0.0%	-	0.0%
Total Expenditures	**$ 4,933**	**$ 48,516**	**$ -**	**$ 48,516**	**$ 158,500**	**$ 109,984**	**30.6%**	**$ 58,421**	**83.0%**
Excess of Revenues Over (Under) Expenditures	**$ 9,267**	**$ 31,869**		**$ 31,869**	**$ -**			**$ (1,552)**	

Midvale City Budget Versus Actual Report - December 2019

Municipal Building Authority

	Current Month	YTD Amount	Purchase Orders	YTD Amount + Purchase Orders	Budget	Remaining Budget	% of Budget	Prior Year Actual YTD	% of Prior Year
Revenue									
Lease Revenue - City	47,667	286,000	-	286,000	572,000	286,000	50.0%	280,650	101.9%
Lease Revenue - Other Entities	7,859	47,154	-	47,154	94,300	47,146	50.0%	47,154	100.0%
Interest	8,741	7,030	-	7,030	8,100	1,070	86.8%	(1,877)	-374.5%
Total Revenue	**$ 64,267**	**$ 340,184**	**$ -**	**$ 340,184**	**$ 674,400**	**$ 334,216**	**50.4%**	**$ 325,927**	**104.4%**
Expenditures									
Debt Service	-	575,103	-	575,103	670,500	95,397	85.8%	569,753	100.9%
Operating	-	250	-	250	600	350	41.7%	250	100.0%
Contribution to Fund Balance	-	-	-	-	3,300	3,300	0.0%	-	0.0%
Total Expenditures	**$ -**	**$ 575,353**	**$ -**	**$ 575,353**	**$ 674,400**	**$ 99,047**	**85.3%**	**$ 570,003**	**100.9%**
Excess of Revenues Over (Under) Expenditures	**$ 64,267**	**$ (235,169)**		**$ (235,169)**	**$ -**			**$ (244,076)**	

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
133968	08/07/2019	A TO Z LANDSCAPING, INC.	22551	121.67	Adjustred sprinklers/ replace nozzel
133968	08/07/2019	A TO Z LANDSCAPING, INC.	23081	610.54	Testing sprinklers, replace solenoids, Sprinkler parts,head
134025	08/14/2019	A TO Z LANDSCAPING, INC.	23085	400.51	Replace Solenoids, Testing, Sprinkler parts
134025	08/14/2019	A TO Z LANDSCAPING, INC.	23086	175.52	Replace bad rotors/ sprinkler parts
134025	08/14/2019	A TO Z LANDSCAPING, INC.	23097	719.98	Replace valve's / repair broken line,sprinkler parts, nozzel
134025	08/14/2019	A TO Z LANDSCAPING, INC.	23098	120.00	Checked system dog park
134025	08/14/2019	A TO Z LANDSCAPING, INC.	23103	519.18	Repair to Electrical Box , Valves, solenoids, sprinkler part
134025	08/14/2019	A TO Z LANDSCAPING, INC.	23167	16,247.85	Landscaping Services
134025	08/14/2019	A TO Z LANDSCAPING, INC.	23191	325.93	Replace Solenoids, valves, Testing
134070	08/21/2019	A TO Z LANDSCAPING, INC.	23247	128.93	Sprinkler parts winco
134070	08/21/2019	A TO Z LANDSCAPING, INC.	23248	127.67	Batteries & sprinkler Parts
134070	08/21/2019	A TO Z LANDSCAPING, INC.	23254	480.00	Trimming & Hauling
134070	08/21/2019	A TO Z LANDSCAPING, INC.	23255	1,224.00	Trimmed Bushes at Cemetery
134070	08/21/2019	A TO Z LANDSCAPING, INC.	23258	1,280.00	Weeding & trimming @ City Hall
134125	08/28/2019	A TO Z LANDSCAPING, INC.	22815	208.15	Sprinkler parts timer
134026	08/14/2019	ACE DISPOSAL, INC.	1949076	160.00	Waste disposal fees
134026	08/14/2019	ACE DISPOSAL, INC.	1949278	1,091.79	Dumpster haul service
134026	08/14/2019	ACE DISPOSAL, INC.	ACE 07/2019	73,408.85	Recycling tipping fees
133969	08/07/2019	Ad Wear	34273	413.10	2018 Polo Uniforms-Brody
134071	08/21/2019	AIRGAS USA, LLC	9963924336	18.00	C.Dioxide,C. Monoxide, Argon
134027	08/14/2019	All Pro Security LLC	2019-1135	3,220.00	Bailiffs
134072	08/21/2019	All Pro Security LLC	2019-1251	3,315.00	Bailiffs
133970	08/07/2019	ALLREDS INC	N20496	58.11	Arts Filter
134073	08/21/2019	ALLREDS INC	N23148	9.11	A/C for City Hall WR Relay
134126	08/28/2019	ALLREDS INC	N15781	53.63	Pleated Filters
134126	08/28/2019	ALLREDS INC	N23756	44.53	Filters
901238	08/07/2019	AMERICAN EXPRESS	AMEX 07/2019	598.20	Merchant fees
134028	08/14/2019	APELLO	110132-0819	161.89	AFTER HOURS ANSWERING SERVICE
133971	08/07/2019	ASPHALT MATERIALS INC	88543	178.78	Asphalt/Concrete-Storm Drain
133971	08/07/2019	ASPHALT MATERIALS INC	88776	394.85	Asphalt/Concrete-Water
134029	08/14/2019	ASPHALT MATERIALS INC	88287	92.31	Asphalt/Conrete - Streets
134029	08/14/2019	ASPHALT MATERIALS INC	89027	73.00	Asphalt/Conrete - Streets
134074	08/21/2019	ASPHALT MATERIALS INC	89368	117.40	Asphalt Digout / Engineering
134127	08/28/2019	ASPHALT MATERIALS INC	89696	128.19	Asphalt/Conrete - Streets
134127	08/28/2019	ASPHALT MATERIALS INC	89972	129.21	Asphalt/Conrete - Streets
134127	08/28/2019	ASPHALT MATERIALS INC	89973	785.12	Asphalt/Conrete - Streets
134127	08/28/2019	ASPHALT MATERIALS INC	89974	130.69	Asphalt/Conrete - Streets

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
133972	08/07/2019	Audrey Cullimore	2019UBLA	169.65	UBLA 2019 CONFERENCE
134075	08/21/2019	Austin Allen	198912552AA	61.00	Reimbursement for CDL Testing Austin A
134076	08/21/2019	AxisPlus Benefits	4126	48.60	Participant fee
134030	08/14/2019	Barry Warr	173525177BW	61.00	Rembursement CDL Renewal
133973	08/07/2019	BESTSHRED, LLC	2524071819	140.00	SHREDDING SERVICE
133974	08/07/2019	BIOGRASS SOD FARMS	378562	16.50	sod for Water Leak
133974	08/07/2019	BIOGRASS SOD FARMS	378564	3.30	sod for Water Leak
134077	08/21/2019	BLUE STAKES OF UTAH	UT20191874	394.32	E-mail Notifications
134077	08/21/2019	BLUE STAKES OF UTAH	UT20191875	80.91	Email Notificiations
133975	08/07/2019	BOWEN, COLLINS & ASSOCIATES	21511	4,737.00	2019 Sewer Rehabilitation
133975	08/07/2019	BOWEN, COLLINS & ASSOCIATES	21512	3,731.26	Professional Services 04.27.19 to 05.31.19
133975	08/07/2019	BOWEN, COLLINS & ASSOCIATES	21741	1,383.00	PROFESSIONAL SERVICE 06.01.19 TO 06.28.19
134128	08/28/2019	Brian Hullinger	PERDIEMBHPWX19	193.00	Per Diem for PWX Conference 2019
134031	08/14/2019	BUDDCO INC.	334434-1	51.15	Vehicle Cleaning supply
134078	08/21/2019	BUDDCO INC.	334601-1	132.71	Vehicle Cleaning supply
133976	08/07/2019	CAPSTONE STRATEGIES, LLC	AUG2019	2,333.00	Government & Legislative Relations and Lobbying
134079	08/21/2019	CASELLE, INC.	96828	2,453.00	Contract Support
134080	08/21/2019	CEM AQUATICS	134527	82.88	Slash Pad / Parks
901236	08/07/2019	CHASE PAYMENTECH	PAYMENTECH 07/2019	4,567.08	Merchant fees
134032	08/14/2019	CHEMTECH-FORD, INC.	19G0575	443.00	WATER SAMPLES/ Nitrate
134032	08/14/2019	CHEMTECH-FORD, INC.	19G0578	42.00	WATER SAMPLES
134032	08/14/2019	CHEMTECH-FORD, INC.	19G0581	480.00	WATER SAMPLES/ DBPs
134032	08/14/2019	CHEMTECH-FORD, INC.	19G1007	250.00	WATER SAMPLES
134032	08/14/2019	CHEMTECH-FORD, INC.	19G1123	250.00	WATER SAMPLES
134032	08/14/2019	CHEMTECH-FORD, INC.	19G1343	50.00	WATER SAMPLES
134032	08/14/2019	CHEMTECH-FORD, INC.	19G1368	250.00	WATER SAMPLES
134032	08/14/2019	CHEMTECH-FORD, INC.	19G1544	25.00	WATER SAMPLES
134129	08/28/2019	Cintas Corporation No. 2	5014409243	60.54	Medical Cabinet refills
134033	08/14/2019	CJ MORGAN CONSTRUCTION	00142000CJM	692.50	Hydrant meter rental, refund
134034	08/14/2019	CODALE ELECTRIC SUPPLY, INC.	S6786598.001	70.76	Electrical Parts instal @ Park. LED sign
133977	08/07/2019	CODE PUBLISHING COMPANY	64196	641.50	Code publishing services
133978	08/07/2019	Crus Oil, Inc	0508171	73.50	Air Filters
134081	08/21/2019	DATA SERVICES	195984	130.82	COUNTY RECORDS ACCESS FEE
134035	08/14/2019	DAVID CLARK	976047DAVE	20.05	Reimbursement to Dave Clark
134130	08/28/2019	DAVID CLARK	9086DC	155.00	Reimbursement to Dave Clark for UFSMA Registration
134130	08/28/2019	DAVID CLARK	PERDIEMDCPWX19	193.00	Per Diem for PWX Conference 2019
134131	08/28/2019	DELL MARKETING L.P.	10328204148	9,054.56	Dell Computer Orders Optiplex Basic 7070

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134036	08/14/2019	DELTA DISTRIBUTING, INC.	85411	23.37	Safety Vest
134036	08/14/2019	DELTA DISTRIBUTING, INC.	85471	255.48	Tools for trucks
134082	08/21/2019	DELTA DISTRIBUTING, INC.	85523	29.56	Safety Vest & Dust Mask
134082	08/21/2019	DELTA DISTRIBUTING, INC.	85543	86.40	Blue Staking Paint
134082	08/21/2019	DELTA DISTRIBUTING, INC.	85544	43.20	Harvest Day Booth Marking Paint
134132	08/28/2019	DELTA DISTRIBUTING, INC.	85587	119.28	Crew safety Vest
134132	08/28/2019	DELTA DISTRIBUTING, INC.	85597	86.40	Paint
134037	08/14/2019	Digital Systems Installation	1547	470.00	HID PVC Printable Cards
133979	08/07/2019	DOMINION ENERGY UTAH	0255174096JUN-JUL19	7.16	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	3529520000JUNE-JULY	7.16	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	3568070000JUN-JUL19	19.35	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	3589520000JUN-JUL19	30.31	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	5068520000JUN-JUL19	24.21	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	5840991951JUN-JUL19	20.67	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	7192280000JUNE-JULY	10.14	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	7224210951JUNE-JULY	91.17	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	8329520000JUNE-JULY	16.07	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	9446381427JUNE-JULY	7.16	Gas Service
133979	08/07/2019	DOMINION ENERGY UTAH	9680842882JUNE-JULY	7.16	Gas Service
134083	08/21/2019	DOMINION ENERGY UTAH	3529520000JULY-AUG1	7.16	Gas Service
134083	08/21/2019	DOMINION ENERGY UTAH	7192280000JULY-AUG1	7.16	Gas Service
134083	08/21/2019	DOMINION ENERGY UTAH	7224210951JULY-AUG1	53.85	Gas Service
134083	08/21/2019	DOMINION ENERGY UTAH	8329520000JULY-AUG1	12.93	Gas Service
134083	08/21/2019	DOMINION ENERGY UTAH	9446381427JULY-AUG1	7.16	Gas Service
134083	08/21/2019	DOMINION ENERGY UTAH	9680842882JULY-AUG1	7.16	Gas Service
133980	08/07/2019	Doris Aragon	887661R	350.00	Refund for opening/closing (Burial)
133961	08/01/2019	Eagle Eye Screen Printing LLC	62901	844.95	T-shirts
133981	08/07/2019	EDUARDO RUBALCAVA	4359LALO	150.00	Reimbursement for Lalo Test Cert
133982	08/07/2019	ENSIGN ENGINEERING	72718	3,435.00	5204G STREET PAVING
134133	08/28/2019	Epic Pro Wrestling	1234	350.00	Harvest Days Activities
134038	08/14/2019	ERIKS NORTH AMERICA	SD129572	28.59	Round Hole Suction part
134038	08/14/2019	ERIKS NORTH AMERICA	SD130146	85.30	Parts for Trash pump
134039	08/14/2019	ESAU ARRIETA AVILA	07182019	68.22	INTERPRETER SERVICES
134084	08/21/2019	ESAU ARRIETA AVILA	07302019	51.17	INTERPRETER SERVICES
134084	08/21/2019	ESAU ARRIETA AVILA	08012019	102.33	INTERPRETER SERVICES
134134	08/28/2019	ESAU ARRIETA AVILA	08072019	68.22	INTERPRETER SERVICES
133983	08/07/2019	EWING IRRIGATION	7867937	179.84	Hand Pumps for Trucks

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133983	08/07/2019	EWING IRRIGATION	7867938	53.48	Portator Pop ups
133983	08/07/2019	EWING IRRIGATION	7867939	110.62	Valve Connections
133983	08/07/2019	EWING IRRIGATION	7891242	38.77	Adj. Rotors
133983	08/07/2019	EWING IRRIGATION	7901621	1,590.00	Modem/ Sprinkler System
133983	08/07/2019	EWING IRRIGATION	7901622	51.62	Bushings, couplings, Repair Tee, Rotors
133983	08/07/2019	EWING IRRIGATION	7974565	21.86	Water Hookups for Harvest Days
134040	08/14/2019	EWING IRRIGATION	7783471	3,564.00	Decoder for Irrigation System in Park
134085	08/21/2019	EWING IRRIGATION	8027571	33.27	PVC Pipe
134135	08/28/2019	EWING IRRIGATION	8068970	144.08	Sprinkler parts
134135	08/28/2019	EWING IRRIGATION	8100547	41.92	Sprinkler Parts
133984	08/07/2019	FERGUSON ENTERPRISES INC #1001	7469351	18.12	Water Supply for Harvest Days
134136	08/28/2019	FERGUSON ENTERPRISES INC #1001	1091282	14,115.00	Hydrant Program
134136	08/28/2019	FERGUSON ENTERPRISES INC #1001	7529540	8.74	Ball Valve for PRV
133985	08/07/2019	FIRSTDIGITAL TELECOM	00134689-1	1,467.84	First Digital Phone Service
134086	08/21/2019	FIRSTDIGITAL TELECOM	00139503-1	1,493.71	First Digital Phone Service
134087	08/21/2019	Firstmed Central LLC	75825	291.00	Drug Screening Pre-employment, DOT & randoms
134137	08/28/2019	For the Record	13437/01	6,588.00	For the Record Court Software
134138	08/28/2019	Glen Kennedy	PERDIEMGKPWX19	193.00	Per Diem for PWX Conference 2019
134088	08/21/2019	GLOBALSTAR USA, LLC	1000000010476096	1,048.40	VOICE MAIL SYSTEM
133962	08/01/2019	Goga LLC	16	700.00	Goga classes
134089	08/21/2019	Gold Cup Services	0746865	168.99	Coffee/Water Machine Rental
134089	08/21/2019	Gold Cup Services	0746866	70.00	COFFEE MACHINES
134139	08/28/2019	GRAINGER	9254708150	8.28	City Hall Relay for A/C
134090	08/21/2019	GS Trackme LLC	3092	29.99	Tracker for sweeper
133986	08/07/2019	HANSEN, ALLEN & LUCE, INC.	40079	2,108.80	Project 141.40.100 Water Use Data Evaluation
133986	08/07/2019	HANSEN, ALLEN & LUCE, INC.	40216	4,388.42	2018 Waterline Project- Services During Construction
133986	08/07/2019	HANSEN, ALLEN & LUCE, INC.	40343	549.83	Professional services 05.16.19 to 06.15.19
133986	08/07/2019	HANSEN, ALLEN & LUCE, INC.	40356	6,964.67	JVWCD Pipeline Project
133986	08/07/2019	HANSEN, ALLEN & LUCE, INC.	40364	1,134.34	Professional services 05.16.19 to 06.15.19
901235	08/02/2019	Heartland Payment Systems, LLC	07312019	722.59	Merchant fees
134041	08/14/2019	I-D ELECTRIC INC	105654	375.00	Service call to South Lift Station & Hancock Well
134091	08/21/2019	I-D ELECTRIC INC	105653	375.00	Service call to Million Gallon Tank & north lift station
134091	08/21/2019	I-D ELECTRIC INC	105697	810.52	Sign Power instal Breaker, run Conduit
134092	08/21/2019	Industrial Supply Co Inc	1301009-01	91.23	Tools & Paint
134140	08/28/2019	INTERMOUNTAIN GOLF CARS INC	210315	710.00	Golf Carts for Harvest Days
133987	08/07/2019	Intermountain Healthcare	EAP-02639	746.55	EAP PROGRAM
134042	08/14/2019	Jane Zhang	07232019	34.11	Interpreter

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134141	08/28/2019	Jim Walkingshaw	PERDIEMJWPWX19	193.00	Per Diem for PWX Conference
134043	08/14/2019	JONES WALDO HOLBROOK MCDONO	1612129	549.80	Harassment training
133988	08/07/2019	JORDAN VALLEY WATER CONS DIST	WSR-MC70JUNE19	108,069.04	Water Resale/ June 2019
134142	08/28/2019	JORDAN VALLEY WATER CONS DIST	06052019	96,000.00	Water storage
134093	08/21/2019	KIMBALL MIDWEST	7301468	262.85	Shop supplies
134143	08/28/2019	LARRY H. MILLER FORD LINCOLN	CHG393840	19.98	Coolant for truck
134143	08/28/2019	LARRY H. MILLER FORD LINCOLN	CHG394358	146.43	Tail Light
134143	08/28/2019	LARRY H. MILLER FORD LINCOLN	CHGCM394358	80.00-	Core Credit
133989	08/07/2019	LEGACY EQUIPMENT COMPANY	00093193	792.33	Tools for Sewer VAC Truck
134144	08/28/2019	LEGACY EQUIPMENT COMPANY	00091007-1	55.00	Flex Hose
134044	08/14/2019	MANMOHAN SINGH GREWAL	06112019	74.28	interpreter
134145	08/28/2019	Marsha C Thomas	08122019	225.00	JUDGE FEES
134146	08/28/2019	MAX-R	699643	1,893.00	Message center for Cemetery
133990	08/07/2019	MC GEE'S STAMP & TROPHY CO.	8242	32.75	Notary Stamp
134094	08/21/2019	MC GEE'S STAMP & TROPHY CO.	INV9919	96.95	Plaque recognition Tony Mason Police chief & staff name
134095	08/21/2019	MCNEILL, LEVI	882019LEVIM	475.31	Education reimbursement
134147	08/28/2019	MCNEILL, LEVI	PERDIEMLMPWX19	193.00	Per Diem for PWX Conference 2019
134096	08/21/2019	METER WORKS	5842	1,675.00	Softwae Maintenance
134148	08/28/2019	METER WORKS	5845	62,882.30	Meters and Meter Gallons Pit Set
133991	08/07/2019	Mountain Valley Mechanical Inc	INV2675	127.50	Technician Labor for UPD/ no hot water
134045	08/14/2019	Mountain Valley Mechanical Inc	INV2596	108,737.00	Roof Top Replacement at UPD
134046	08/14/2019	Mountainland Supply, LLC	S103168129.001	23.12	Supplies for water Harvest Days
134097	08/21/2019	Mountainland Supply, LLC	S103161953.002	1,731.67	Inventory
134097	08/21/2019	Mountainland Supply, LLC	S103161953.003	47.37	Inventory
134097	08/21/2019	Mountainland Supply, LLC	S103161953.004	417.78	PARTS on back order / Inventory
134149	08/28/2019	Mountainland Supply, LLC	S103161953.001	12,602.62	Inventory
134149	08/28/2019	Mountainland Supply, LLC	S103161953.005	516.66	Backorder/ inventory
901242	08/28/2019	NATIONAL BENEFIT SERVICES	709304	216.00	Cafeteria plan debit card fee
901242	08/28/2019	NATIONAL BENEFIT SERVICES	710201	50.00	NBS Admin Fees
134098	08/21/2019	Newspaper Management Co.	11843	2,950.00	City Journal Newsletter
133992	08/07/2019	NGOC NU DANG GUYMON	07162019	79.60	Interpreter
133993	08/07/2019	OCCUPATIONAL HEALTH CARE INT'L	87532	87.00	D.O.T requried Random Drug Testing
134099	08/21/2019	OCCUPATIONAL HEALTH CARE INT'L	87866	83.50	D.O.T requried Random Drug Testing
134100	08/21/2019	OFFICE DEPOT, INC	352279950001	13.47	SUPPLIES
134047	08/14/2019	OLYMPUS INSURANCE AGENCY	15094	417.00	TRAVELERS ID FRAUD
133963	08/01/2019	One Above Entertainment	08032019	1,550.00	Balance due for Harvest Days entertainment
133994	08/07/2019	O'REILLY AUTOMOTIVE INC	2841-298976	120.34	Battery replacement on N lift Station

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134048	08/14/2019	O'REILLY AUTOMOTIVE INC	2841-300081	19.99	24pk Microcloth
134048	08/14/2019	O'REILLY AUTOMOTIVE INC	2841-300104	25.99	Lock for Harvest days
134048	08/14/2019	O'REILLY AUTOMOTIVE INC	2841-300139	8.66	Oil Filter for #141
134101	08/21/2019	O'REILLY AUTOMOTIVE INC	2841-301160	24.05	Shop Supplies
134101	08/21/2019	O'REILLY AUTOMOTIVE INC	2841-301454	26.97	Welding Stiks
134101	08/21/2019	O'REILLY AUTOMOTIVE INC	2841-301945	11.69	Belt for Garage Door
134150	08/28/2019	O'REILLY AUTOMOTIVE INC	2841-302453	38.44	Shop Supplies
133995	08/07/2019	PEAK ALARM COMPANY	968134	147.99	Monitoring-City Hall
133995	08/07/2019	PEAK ALARM COMPANY	968614	124.23	Monitoring-Pump House
134102	08/21/2019	Perpetual Storage	111320	361.25	Courier Service
134049	08/14/2019	POLL SOUND	100454	6,017.50	Sound System for Harvest Days
134103	08/21/2019	POLL SOUND	100455	648.75	Bingo Night Sound System
134103	08/21/2019	POLL SOUND	100456	960.00	Parade Sound system
134050	08/14/2019	PRO SECURITY PRODUCTS	0170125141	25.85	Clip Key Ring, Cut Key, Lube
134050	08/14/2019	PRO SECURITY PRODUCTS	0170125188	13.50	Cut Key for Bryce @City Hall
134104	08/21/2019	PRO SECURITY PRODUCTS	0170125520	398.25	Locks for Wells & Tanks
134104	08/21/2019	PRO SECURITY PRODUCTS	0170125522	1,276.00	Locks for Wells & Tanks
134105	08/21/2019	PUBLIC HERO, LLC	IVPH12988	309.92	Business Cards
134051	08/14/2019	QUALITY TIRE COMPANY	121437-00	1,160.28	Tires for senior Bus
133996	08/07/2019	REAM'S FOOD STORES	123637	310.45	Boots for Brian H
133996	08/07/2019	REAM'S FOOD STORES	123638	335.97	Boots for Bryton M
133996	08/07/2019	REAM'S FOOD STORES	155772	286.00	Jeans for Braxton B
133996	08/07/2019	REAM'S FOOD STORES	155773	343.99	Jeans for Chad H
133996	08/07/2019	REAM'S FOOD STORES	155774	330.50	Jeans for James W
133996	08/07/2019	REAM'S FOOD STORES	155776	330.50	Boots & Jeans for Justin d
133996	08/07/2019	REAM'S FOOD STORES	155777	313.48	Jeans for Curtis N
133996	08/07/2019	REAM'S FOOD STORES	975494	453.91	Boots for Lalo and Austin
133996	08/07/2019	REAM'S FOOD STORES	975495	483.08	Jeans for Bud and Rodrigo
133996	08/07/2019	REAM'S FOOD STORES	975496	591.05	Boots for Scott Mc.
133996	08/07/2019	REAM'S FOOD STORES	975497	663.60	Boots for Brody
133996	08/07/2019	REAM'S FOOD STORES	975498	302.04	Boots for Jason B
133996	08/07/2019	REAM'S FOOD STORES	975499	310.47	Boots for Duke B
133996	08/07/2019	REAM'S FOOD STORES	975500	343.99	Boots for Austin B
133996	08/07/2019	REAM'S FOOD STORES	976040	125.00	Safety for Justin
133996	08/07/2019	REAM'S FOOD STORES	976044	120.00	Austin Allen Safety Boots
133996	08/07/2019	REAM'S FOOD STORES	976045	269.98	Muck Boots for Brian and Bryton
133996	08/07/2019	REAM'S FOOD STORES	976046	320.00	Boots & Jeans for Brett B

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133996	08/07/2019	REAM'S FOOD STORES	976050	544.52	Jeans for marco & Tony
134052	08/14/2019	REAM'S FOOD STORES	123640	339.49	Boots for Roland
134052	08/14/2019	REAM'S FOOD STORES	123642	183.50	Boots & Jeans for Bryan O
134052	08/14/2019	REAM'S FOOD STORES	155778	287.94	Boots for Trent B
134052	08/14/2019	REAM'S FOOD STORES	155779	287.94	Boots for Barry W
134052	08/14/2019	REAM'S FOOD STORES	155782	220.49	Jeans for John J
134052	08/14/2019	REAM'S FOOD STORES	155783	145.77	Jeans for Maria
134052	08/14/2019	REAM'S FOOD STORES	155784	156.57	Jeans for Carmen
134052	08/14/2019	REAM'S FOOD STORES	155785	160.00	Pants for Steve B
134052	08/14/2019	REAM'S FOOD STORES	976047	299.95	Boots & Jeans for Dave Clark
134052	08/14/2019	REAM'S FOOD STORES	976048	320.00	Boots & Jeans for Billie Smathers
134052	08/14/2019	REAM'S FOOD STORES	976049	309.94	Boots & Jeans for Devin Warr
134106	08/21/2019	REAM'S FOOD STORES	155729	200.00	Jeans for Levi
133997	08/07/2019	Richards Laboratories of Utah	92321	17.00	Splash pad testing
134151	08/28/2019	Richards Laboratories of Utah	91679	17.00	Splash pad testing
133998	08/07/2019	RIOS, LILIANA S.	07162019	59.70	Interpreter
133964	08/01/2019	RIVERTON JAZZ BAND	07132019	500.00	RIVERTON JAZZ BAND HARVEST DAYS
133999	08/07/2019	RM2 Engineering	323	15,570.00	FOXBRIDGE DRIVE 12.03.18 TO 04.12.19
133999	08/07/2019	RM2 Engineering	352	960.00	PAVEMENT MANAGEMENT 3-4-19 TO 3-31-19
133999	08/07/2019	RM2 Engineering	373	2,520.00	FOXBRIDGE DRIVE 4.13.19 TO 5.17.19
134000	08/07/2019	Rocky Mountain Power	26281606-0061JULY19	1,385.37	Electrical Service/Sewer
134000	08/07/2019	Rocky Mountain Power	26281606-0145JULY19	1,005.54	Electrical Services/ Parks
134000	08/07/2019	Rocky Mountain Power	33053056-0011JULY19	3,727.80	Eletrical Service / Signal Maintenance
134000	08/07/2019	Rocky Mountain Power	33053056-0029JULY19	3,110.29	Electrical Service/ Buildings
134000	08/07/2019	Rocky Mountain Power	33053056-0037JULY19	971.33	Electrical Services/ Parks
134000	08/07/2019	Rocky Mountain Power	33053056-0045JULY19	24,877.19	Electrical Services/ Storm Drain
134024	08/08/2019	Rocky Mountain Power	812019	6,885.48	BJBIVY Traffic Light Service Contract
134053	08/14/2019	Rocky Mountain Power	26281606-0129JULY19	3,129.77	Electrical Service/ Buildings
134001	08/07/2019	Rocky Mountain QC, Inc	6140	550.00	Foxbridge 5:Concrete & Soil
134001	08/07/2019	Rocky Mountain QC, Inc	6270	955.00	2019 Roadway project
134107	08/21/2019	Rocky Mountain QC, Inc	6306	1,175.00	2019 Roadway project
134002	08/07/2019	Rotary Club of Midvale	1900	250.00	DUES
134002	08/07/2019	Rotary Club of Midvale	1913	600.00	DUES
134108	08/21/2019	RRJ CONSULTING	MC201908	22,500.00	Lobbying & Government Affairs
134003	08/07/2019	SAFETY CONSORTIUM INC	10-7531	40.00	UDOT Flagger Cert Training for Jason B
134004	08/07/2019	SAFETY KLEEN SYSTEMS	80599197	268.02	Parts cleaner fluid exchange
134152	08/28/2019	SALT LAKE COUNTY MAYORS ADMIN	423	23,522.00	ANIMAL SERVICES JULY2019/JUNE2020

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133965	08/01/2019	Salt Rock City LLC	104	1,000.00	Rock concert
134054	08/14/2019	SAM'S CLUB	07112019	167.43	KITCHEN SUPPLIES
134055	08/14/2019	SANDY CITY	36497-01JULY19	113.88	FLouridation in Sandy Blding
134005	08/07/2019	Scales & Tails Utah, Inc	1052	375.00	Reptile show for Harvest Days
134109	08/21/2019	SCHINDLER ELEVATOR CORPORATIO	8105124023	523.20	Elevator service / performing arts
134110	08/21/2019	Scott J Mickelsen	20190815	337.50	JUDGE SERVICES
134006	08/07/2019	Seagull Printing	41867	382.00	COURT REGULAR ENVELOPES
134006	08/07/2019	Seagull Printing	41868	359.00	COURT REGULAR ENVELOPES
134056	08/14/2019	SEMI SERVICE INC.	S109057	28.10	Rubber Flap/ Chrome Flap
134057	08/14/2019	Sharon Sanchez	08072019	99.50	INTERPRETERS
134007	08/07/2019	SKYMAIL INTERNATIONAL INC.	159116	172.30	CITY HALL POSTAGE
134007	08/07/2019	SKYMAIL INTERNATIONAL INC.	159117	130.24	GARBAGE
134058	08/14/2019	SKYMAIL INTERNATIONAL INC.	159199	204.78	CITY HALL POSTAGE
134058	08/14/2019	SKYMAIL INTERNATIONAL INC.	159200	2,946.77	GARBAGE
134058	08/14/2019	SKYMAIL INTERNATIONAL INC.	159301	251.92	CITY HALL POSTAGE
134058	08/14/2019	SKYMAIL INTERNATIONAL INC.	159302	2,662.20	GARBAGE
134111	08/21/2019	SKYMAIL INTERNATIONAL INC.	159401	472.09	CITY HALL POSTAGE
134153	08/28/2019	SKYMAIL INTERNATIONAL INC.	159507	400.08	CITY HALL POSTAGE
134008	08/07/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13622	18,213.51	Maintenance Striping
134112	08/21/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13643	85.48	Rocky Mountain Power Billing
134009	08/07/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18DSR06.19	753.00	Monthly Operational Billings 01.2019 to 06.2019
134009	08/07/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18R&M06.19	376.00	Monthly Operational Billings 01.2019 to 06.2019
134009	08/07/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18RM&A06.19	64,289.00	Monthly Operational Billings 01.2019 to 06.2019
134009	08/07/2019	SOUTH VALLEY WATER RECLAMATIO	6/10/19YDM05.19	39.86	Monthly Operational Billings 01.2019 to 06.2019
134113	08/21/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18DSR07.19	753.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134113	08/21/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18R&M07.19	376.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134113	08/21/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18RM&A07.19	64,289.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134059	08/14/2019	SPRINT	502003002.001	789.00	PHONE Tracking Equipment
134059	08/14/2019	SPRINT	502003002.002	449.10	PHONE Tracking Equipment
134114	08/21/2019	SPRINT	172659815-140	77.14	PHONE SERVICE
134114	08/21/2019	SPRINT	502003002-003	189.10	PHONE Tracking
134114	08/21/2019	SPRINT	651099813-140	75.98	WIRELESS AIRCARD
134010	08/07/2019	Staker & Parson Companies	187386	1,324,942.26	2017-2020 Asphalt Restoration
134010	08/07/2019	Staker & Parson Companies	187462	2,252.50	2017-2020 Asphalt Restoration
134154	08/28/2019	STATE OF UTAH GASCARD	NP56670552	4,601.72	Gasoline
134115	08/21/2019	Steve Regan Company	1058468	591.88	Killzall Concentrate for Weeds
134155	08/28/2019	Stowell & Crayk PLLC	06302019	8,250.00	Public Defender

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134011	08/07/2019	SUNRISE ENGINEERING, INC.	0103361	6,920.00	PROFESSIONAL SERVICES THRU 04.30.2019
134011	08/07/2019	SUNRISE ENGINEERING, INC.	0104353	17,952.93	Professional services through 06.30.19
134156	08/28/2019	SUNRISE ENGINEERING, INC.	0104342	10,341.50	Inspection & Building Official Services
134156	08/28/2019	SUNRISE ENGINEERING, INC.	0105090	23,802.34	Inspection & Building Official Services
133966	08/01/2019	SWAN ENTMT CLIENT TRUST ACCT	08012019	5,000.00	Harvest Days Entertainment
134060	08/14/2019	SWIRE COCA-COLA USA, INC.	13301209258	31.92	POP FOR MACHINE IN CITY HALL
134116	08/21/2019	SWIRE COCA-COLA USA, INC.	13301209537	42.84	POP FOR COKE MACHINE
134157	08/28/2019	Sylvia Uribe	08072019	102.33	interpreter
134012	08/07/2019	THATCHER COMPANY	1473082	5,922.20	Bulk Hydroflurosillcic Acid
133967	08/01/2019	Todd Wright	M219	400.00	Nerf ball game Harvest Days
134061	08/14/2019	TRANS-JORDAN CITIES LANDFILL	9023	14,712.38	Landfill Services
134117	08/21/2019	Trench Shoring of Utah, Inc	52825-2	288.32	Road Plates for Harvest Days
134117	08/21/2019	Trench Shoring of Utah, Inc	52828-2	170.88	Road Plates for Harvest Days
134118	08/21/2019	UGFOA	08072019	100.00	GAAP UPDATE
134013	08/07/2019	UNIFIED POLICE DEPARTMENT	4821	718,896.00	2020 contract for UPD
134062	08/14/2019	UNIFIED POLICE DEPARTMENT	4851	8,574.00	Midvale JAG-2018-DJ-BX-0352
134014	08/07/2019	UNIFIRST CORPORATION	356 2134464	57.93	MAT SERVICE
134014	08/07/2019	UNIFIRST CORPORATION	356 2134465	20.99	FLEET Uniforms
134063	08/14/2019	UNIFIRST CORPORATION	356 2136480	20.99	FLEET Uniforms
134119	08/21/2019	UNIFIRST CORPORATION	356 2138559	57.93	MAT SERVICE
134119	08/21/2019	UNIFIRST CORPORATION	356 2138560	20.99	FLEET Uniforms
134158	08/28/2019	UNIFIRST CORPORATION	356 2140597	20.99	FLEET Uniforms
134120	08/21/2019	UNITED SERVICE AND SALES	24065	107.87	Belt & short deck roller
134015	08/07/2019	UNIVERSITY OF UTAH	17-1509	2,600.00	Organizational Culture Employee Training
134121	08/21/2019	UTAH INFRASTRUCTURE AGENCY	UIA-C0669	1,472.50	Monthly UIA CUE billing
134159	08/28/2019	UTAH INFRASTRUCTURE AGENCY	2639	1,284.00	MONTHLY INVOICE-
134016	08/07/2019	UTAH LOCAL GOVERNMENTS TRUST	1576426	1,262.92-	Auto insurance
134016	08/07/2019	UTAH LOCAL GOVERNMENTS TRUST	1576427	100.00	Notary Bond
134016	08/07/2019	UTAH LOCAL GOVERNMENTS TRUST	1576428	1,087.07-	Property insurance
134016	08/07/2019	UTAH LOCAL GOVERNMENTS TRUST	1576429	3,994.72	Workers Comp Monthly Fee
134160	08/28/2019	UTAH LOCAL GOVERNMENTS TRUST	1577113	3,994.72	Workers Comp Monthly Fee
134064	08/14/2019	UTAH MEDIA GROUP	9001344979JULY2019	760.80	public notices
134017	08/07/2019	UTAH STATE TREASURER	07-2019SURCHARGES	28,305.85	REMITTANCE OF MONTHLY SURCHARGES
134018	08/07/2019	Utah Taxpayers Association	20195000	50.00	2019 ANNUAL MEMBERSHIP FEE
134065	08/14/2019	UTILITY MANAGEMENT SYSTEMS	15884	489.62	parts/ Gaskets and seals
134161	08/28/2019	UTOPIA	03665	107.00	UTOPIA MONTHLY INVOICE
134122	08/21/2019	UWI, INC.	278588	453.29	Engineering Uniforms

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134162	08/28/2019	VERIZON WIRELESS	9836152202	728.02	Kirk Anderson Cell Phone
134019	08/07/2019	VLCM	623853	404.00	TONER
134066	08/14/2019	VLCM	614710	305.00	TONER
134066	08/14/2019	VLCM	617946	868.00	TONER
134066	08/14/2019	VLCM	619930	2,401.30	MICROSOFT CSP BILLING
134066	08/14/2019	VLCM	624427	356.00	TONER
134066	08/14/2019	VLCM	624642	531.00	TONER
134123	08/21/2019	VLCM	625832	2,401.30	TONER
134020	08/07/2019	VODA Landscape & Planning	19.29	3,410.00	Main Street Form Based Code Development
134067	08/14/2019	Vortex Productions	761862	13,000.00	Fireworks
134068	08/14/2019	Wasatch Kimpton Square LLC	07172019 RDA	126,000.00	DISBURSEMENT_CORRECTIVE PAYMENT
134021	08/07/2019	WAXIE SANITARY SUPPLY	78436572	289.24	Parks restroom supplies
134069	08/14/2019	Wealth Follows Worth Strategies	15.007658	12,652.75	LENNOX STREET DUPLEX LANDSCAPE BOND RELEA
134022	08/07/2019	Western Technologies Inc	61490277	4,643.00	2017-2020 PAVEMENT MANAGEMENT PROJECT
134163	08/28/2019	Western Technologies Inc	61490215	4,485.50	2017-2020 Pavement Management Project
134164	08/28/2019	WHEELER MACHINERY	PS000847675	426.32	Man Lift
133968	08/01/2019	Wish Upon A Party	08032019	200.00	Princess Group for Parade Harvest Days
901237	08/07/2019	XPRESS BILL PAY	41328	2,107.28	XBP payment processing fees
901240	08/26/2019	ZIONS BANK	ANALYSIS 07/2019	597.46	Analysis fee
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard1	900.00	Caselle Training 450.00 Sherri T. 450.00 Rori A.
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard10	95.00	Online_NOTARY TEST FOR NICOLE COLLINS FIRST T
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard100	650.00	Rural Water Operator Training
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard102	40.95	Youth Ambassadors - candy for float
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard103	15.00	Lunafest
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard104	210.84	Lunafest - 110.84 Harvest Days 100.00 Fan for Captain
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard105	28.80	Lunafest
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard106	63.00	Facebook - campaigns
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard107	10.00	Blow up movie screen
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard109	39.99	Adobe cloud - subscription
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard11	219.00	Printer for CD Support Tech, Audrey Cullimore.
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard110	34.49	System Admin Bag
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard111	449.00	Internal Service Fund Computers; Fleet Maintenance Ser
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard112	170.01	Legal Docking Station
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard116	198.00	Murray Area Chamber Children's Charity Golf Classic Dus
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard117	24.66	Shipping Defect Computer for System Admin -Juan Rosar
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard118	3,390.00	Internal Service Fund Computers; GIS Administrator: Matt
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard119	363.98	System Admin Screens

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901241	08/27/2019	ZIONS BANK	08/01/2019Pcard12	374.66	ESRI Conference Stay 07.12.19 to 07.13.19 for M. Hilder
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard120	253.72	Systems Admin Docking Station
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard121	2,239.00	System Admin Computer
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard123	816.99	RD ChromeBooks
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard124	512.00	Public Works iPads
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard125	512.00	Public Works iPads
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard126	512.00	Public Works iPads
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard128	9.95	Taxpayer License
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard13	30.00	Baggage check-in for Matt Hilderman returning from ESRI
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard14	5.00	Trolley Day Pass to/from ESRI Conference for M. Hilderm
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard15	1,321.14	ESRI Conference Stay 07.06.19 to 07.12.19 for M. Hilder
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard16	5.00	Trolley Day Pass to/from ESRI Conference for M. Hilderm
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard17	5.00	Trolley Day Pass to/from ESRI Conference for M. Hilderm
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard2	191.61	Aria - Hotel reservations Rori Andreason
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard22	600.00	Gps_TURN/GPS SUBSCRIPTION 1
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard23	600.00	Gps_TURN/GPS SUBSCRIPTION 1
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard24	5.26	Rubber hose washers
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard27	129.00	Portable Compressor
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard28	27.94	Range Cord
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard29	155.90	Blinds at PW
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard3	191.61	Aria Hotel reservation - Sherri Timmerman
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard30	448.98	Range for breakroom at PW
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard34	50.00	Entity registration for MBA
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard35	50.00	Entity registration for Midvale City Corp
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard36	22.98	BR Bar
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard37	175.28	Dinner for Council
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard38	56.42	Employee Training
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard39	119.93	Tap Grant - Employees Sweaters
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard40	1,862.97	TAP GRANT FOR EMPLOYEES
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard41	51.97	TAP GRANT - Employees Sweaters
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard43	3.47	Home Depot Scraper
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard44	130.50	metal spn, Angle
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard45	70.94	Sprinkler Supplies
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard46	21.65	Paint supplies
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard47	1,080.00	APW for Trent B
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard48	1,080.00	APW for Jim W
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard5	10.00	MezQuitti, Cynthia - Background Check

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901241	08/27/2019	ZIONS BANK	08/01/2019Pcard50	450.67	Tools for Parks Dept
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard51	147.88	tools for truck / Parks
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard52	829.00	APWA for LEVI
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard53	829.00	APW FOR KEITH L.
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard54	829.00	APW FOR Levi M
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard56	565.03	tools / supplies
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard57	81.96	IPAD SERVICE
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard58	27.32	IPAD SERVICE
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard59	27.32	IPAD SERVICE
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard6	198.00	Golf Tourney- D Gettle & B Brown
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard60	27.32	IPAD SERVICE
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard61	27.32	IPAD SERVICE
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard62	81.95	IPAD SERVICE
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard63	81.96	IPAD service
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard64	27.32	IPAD service
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard65	27.32	IPAD service
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard66	27.32	IPAD service
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard67	27.32	IPAD service
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard68	81.97	IPAD service
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard69	124.99	Projector Screen W/ Remote
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard7	70.00	Move Utah Summit registration for Alex Murphy & Jana W
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard70	125.00	One Renewal two new for DEQ WQ Mobile
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard71	27.51	aargon, carbon dioxide
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard72	19.88	Magntc torpedo
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard73	73.97	Sprayer & bottles Professional
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard74	19.99	Drill bit
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard77	405.00	Dura Crete, Curb Box
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard78	86.50	Vehicle Wash-truck. Blue Beacon
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard79	15.98	Heavy Duty Cutting Pads
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard80	425.00	Dura Crete, Hood, Frame & Grate
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard81	103.92	Digging Shovel, Shovel cushion Grip
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard82	394.11	Concrete
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard83	149.00-	Credit / Return of Cir Saw
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard84	1,200.99	tools Paving Breaker,Moil Point, Chisel
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard85	632.90	Throttle, Filter housing, Gal gas can, Bypass lopper
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard86	336.86	Octane, Forged Manure Fork, Dual Blade, Shovels
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard87	329.89	Vehicle Cleaning supplies

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901241	08/27/2019	ZIONS BANK	08/01/2019Pcard88	47.94	1lb spool
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard9	40.00	Online_NOTARY TEST FEE FOR NICOLE COLLINS TE
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard90	1,492.90	Shaft Trimmers, Lopper
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard91	321.82	Sprayer,Torc,D-Handle,Shovel,
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard92	2,549.75	Jumping Jack Compactor
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard93	58.24	Douglas fir
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard94	109.21	Doug Fir, tools
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard95	378.00	Asphalt
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard96	200.00	DEQ Test for Marco C.
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard97	200.00	DEQ for Rodrigo G
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard98	48.11	pipe, to change out Meters
901241	08/27/2019	ZIONS BANK	08/01/2019Pcard99	650.00	Rural Water Operator Training
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard101	100.00	Bureau Of Criminal Janyce TAC
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard108	29.99	Subscription - Adobe *stock
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard113	48.48	Tony Mason - Flower
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard114	686.26	Teamwork items
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard115	150.00	Membership Dues
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard122	51.66	Annual Employee Appreciation IT Breakfast; Juan Rosari
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard127	176.00	Netgear Extender Purchase
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard18	5.00	Trolley Day Pass to/from ESRI Conference for M. Hilderm
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard19	5.00	Trolley Day Pass to/from ESRI Conference for M. Hilderm
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard20	30.00	Baggage check-in for Matt Hilderman to ESRI Conferenc
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard21	54.64	Building Dept iPads
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard25	52.56	Home Depot Ballast
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard26	9.44	washers
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard31	81.94	Keyboard & Speakers for Dalin
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard32	18.47	Office Supplies
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard33	24.70	Employee treats from the association
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard4	10.00	Background check - Audrey Cullimore
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard42	157.16	Council Dinner
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard49	2.97	Parks bathroom Lock
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard55	338.24	Asphalt
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard75	168.00	Purchase of Cast Iron, Grate
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard76	179.99	Semi Flat Mt. Black
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard8	58.70	Notary stamp & book for Nicole Collins
901241	08/27/2019	ZIONS BANK	08/19/2019Pcard89	63.51	Douglas Fir
134023	08/07/2019	ZIONS BANK CORPORATE TRUST	UTOPIA 07232019	74,540.12	Utopia pledge payments

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134124	08/21/2019	ZIONS BANK CORPORATE TRUST	5702821-07192019	403,273.51	GO Bond Payment
134165	08/28/2019	ZIONS BANK CORPORATE TRUST	UTOPIA 08212019	74,540.12	Utopia pledge payments
Grand Totals:				3,860,910.91	

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134166	09/04/2019	A TO Z LANDSCAPING, INC.	23280	222.97	Sprinkler parts for Bingham J
134197	09/11/2019	A TO Z LANDSCAPING, INC.	23372	16,247.85	Landscaping Services
134233	09/18/2019	A TO Z LANDSCAPING, INC.	23389	360.00	Repair Timer
134233	09/18/2019	A TO Z LANDSCAPING, INC.	23390	579.69	Repair To main line for sprinkler
134198	09/11/2019	ACE DISPOSAL, INC.	1965813	160.00	Waste disposal fees
134198	09/11/2019	ACE DISPOSAL, INC.	1966016	804.41	Dumpster haul service
134198	09/11/2019	ACE DISPOSAL, INC.	ACE 08/2019	74,027.05	Recycling tipping fees
134234	09/18/2019	AIRGAS USA, LLC	9964642823	18.00	C.Dioxide,C. Monoxide, Argon
134199	09/11/2019	All American Sod Farm	63801	263.00	sod
134235	09/18/2019	All American Sod Farm	FC 5659	19.71	Finance Charge
134167	09/04/2019	All Pro Security LLC	2019-1312	3,235.00	Bailiffs
134236	09/18/2019	All Pro Security LLC	2019-1058	3,365.00	Bailiffs
134236	09/18/2019	All Pro Security LLC	2019-1370	3,080.00	Bailiffs
134237	09/18/2019	ALLAN, JANYCE	09172019	72.00	TAC Conference per diem
134238	09/18/2019	ALLREDS INC	N28163	68.99	condensor for Motor
901246	09/05/2019	AMERICAN EXPRESS	AMEX 08/2019	792.98	Merchant fees
134200	09/11/2019	ANDREASON, RORI L.	37688	376.88	Travel Reimburse-PIO & UMVA Conference
134200	09/11/2019	ANDREASON, RORI L.	3791120	50.30	Overpayment on loan # 9
134239	09/18/2019	Annlettering, LLC	091019	12,500.00	Per Artist Agreement
134201	09/11/2019	APELLO	110132-0919	109.00	AFTER HOURS ANSWERING SERVICE
134280	09/25/2019	APWA, UTAH CHAPTER	APWAFALL2019	2,590.00	APWA Fall Conference-Alan Hoyne
134202	09/11/2019	Arbor Plus of Utah, Corp.	10137	1,050.00	TREE REMOVAL 7344 COTTONWOOD STREET
134203	09/11/2019	ASPHALT MATERIALS INC	90219	41.57	Graves
134203	09/11/2019	ASPHALT MATERIALS INC	90220	356.75	Asphalt/Conrete - Streets
134240	09/18/2019	ASPHALT MATERIALS INC	90446	362.59	Asphalt/Concrete-Water
134281	09/25/2019	ASPHALT MATERIALS INC	90447	128.00	Asphalt/Conrete - Streets
134281	09/25/2019	ASPHALT MATERIALS INC	90663	285.31	Asphalt Digout / Engineering
134168	09/04/2019	BESTSHRED, LLC	2523082919	210.00	SHREDDING SERVICE
134204	09/11/2019	BIOGRASS SOD FARMS	380527	99.00	Roll of Sod
134241	09/18/2019	BLUE STAKES OF UTAH	UT20191640	387.81	Email Notificiations
134241	09/18/2019	BLUE STAKES OF UTAH	UT20191641	77.19	Email Notificiations
134205	09/11/2019	BOWEN, COLLINS & ASSOCIATES	21953	2,604.00	2019 Sewer Rehabilitation
134242	09/18/2019	BOWEN, COLLINS & ASSOCIATES	21954	4,148.76	PROFESSIONAL SERVICES FROM 6.29.19 TO 8.29.19
134282	09/25/2019	BOWEN, COLLINS & ASSOCIATES	22048	515.00	2019 Sewer Rehabilitation
134282	09/25/2019	BOWEN, COLLINS & ASSOCIATES	22049	2,291.00	2019 STORM DRAIN PROJECTS 8.3.19 to 8.30.19
134169	09/04/2019	Brody Chemical Inc.	471385	168.29	CLEANING SUPPLIES
134283	09/25/2019	BROKEN ARROW	29015	2,497.88	Type C road Salt

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134170	09/04/2019	BRYCE HADERLIE	3030	30.30	REIMBURSEMENT meeting emergency management
134206	09/11/2019	CAPSTONE STRATEGIES, LLC	SEPT2019	2,333.00	Legislative Relations & Lobbying
134243	09/18/2019	CASELLE, INC.	97402	2,453.00	Contract Support
134207	09/11/2019	CEM AQUATICS	135085	50.00	Splash pad/ parks
901244	09/05/2019	CHASE PAYMENTECH	PAYMENTECH 08/2019	6,308.49	Merchant fees
134171	09/04/2019	CHEMTECH-FORD, INC.	19H0412	224.00	WATER SAMPLES
134171	09/04/2019	CHEMTECH-FORD, INC.	19H0466	420.00	WATER SAMPLES
134171	09/04/2019	CHEMTECH-FORD, INC.	19H0539	112.00	WATER SAMPLES
134171	09/04/2019	CHEMTECH-FORD, INC.	19H0767	25.00	WATER SAMPLES
134208	09/11/2019	CHEMTECH-FORD, INC.	19H0836	56.00	WATER SAMPLES
134208	09/11/2019	CHEMTECH-FORD, INC.	19H1853	500.00	WATER SAMPLES
134244	09/18/2019	CHEMTECH-FORD, INC.	19H1913	500.00	WATER SAMPLES
134244	09/18/2019	CHEMTECH-FORD, INC.	19H2028	50.00	WATER SAMPLES
134244	09/18/2019	CHEMTECH-FORD, INC.	19H2141	25.00	WATER SAMPLES
134244	09/18/2019	CHEMTECH-FORD, INC.	19H2232	150.00	WATER SAMPLES
134284	09/25/2019	CHEMTECH-FORD, INC.	19H2000	42.00	WATER SAMPLES
134284	09/25/2019	CHEMTECH-FORD, INC.	19H2272	25.00	WATER SAMPLES
134284	09/25/2019	CHEMTECH-FORD, INC.	19I0175	100.00	WATER SAMPLES
134284	09/25/2019	CHEMTECH-FORD, INC.	19I0195	25.00	WATER SAMPLES
134285	09/25/2019	D & L SUPPLY CO. INC.	0000091925	451.00	MANHOLE LID - A Riser
134209	09/11/2019	DATA SERVICES	196748	25.00	COUNTY RECORDS ACCESS FEE
134245	09/18/2019	DELL MARKETING L.P.	10336793830	2,238.88	COMPUTER
134210	09/11/2019	DELTA DISTRIBUTING, INC.	85721	86.40	Blue Paint
134286	09/25/2019	DELTA DISTRIBUTING, INC.	85748	9.94	Safety Vest for Steve
134172	09/04/2019	DOMINION ENERGY UTAH	0255174096JULY-AUG1	7.16	Gas Service
134172	09/04/2019	DOMINION ENERGY UTAH	3568070000JULY-AUG1	19.35	Gas Service
134172	09/04/2019	DOMINION ENERGY UTAH	3589520000JULY-AUG1	30.08	Gas Service-
134172	09/04/2019	DOMINION ENERGY UTAH	5068520000JULY-AUG1	24.47	Gas Service
134172	09/04/2019	DOMINION ENERGY UTAH	5840991951JULY-AUG1	20.67	Gas Service
134287	09/25/2019	DOMINION ENERGY UTAH	3529520000AUG-SEPT	7.16	Gas Service
134287	09/25/2019	DOMINION ENERGY UTAH	7192280000AUG-SEPT	7.16	Gas Service
134287	09/25/2019	DOMINION ENERGY UTAH	7224210951AUG-SEPT	68.07	Gas Service
134287	09/25/2019	DOMINION ENERGY UTAH	8329520000AUG-SEPT	11.85	Gas Service
134287	09/25/2019	DOMINION ENERGY UTAH	9446381427AUG-SEPT	7.16	Gas Service-
134287	09/25/2019	DOMINION ENERGY UTAH	9680842882AUG-SEPT	7.16	Gas Service
134211	09/11/2019	ERIKS NORTH AMERICA	SD131516	83.00	Meter Adapter
134212	09/11/2019	ESAU ARRIETA AVILA	08202019	34.11	INTERPRETER SERVICES

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134212	09/11/2019	ESAU ARRIETA AVILA	08222019	34.11	INTERPRETER SERVICES
134288	09/25/2019	ESAU ARRIETA AVILA	09032019	59.70	INTERPRETER SERVICES
134246	09/18/2019	ESRI	93688817	6,313.00	ArcGIS Desktop Standard Concurrent Use License
134173	09/04/2019	EWING IRRIGATION	8119945	29.08	Sprinkler parts
134213	09/11/2019	EWING IRRIGATION	8227144	32.29	Parts supplies
134289	09/25/2019	Exact Communication, LLC	0819-42	68.00	Interpreter
134290	09/25/2019	Family Support Center	2500	2,500.00	sponsor family support - cherish the child
134247	09/18/2019	FERGUSON ENTERPRISES INC #1001	7579884	117.18	Parts for Fluroide Analyers
134291	09/25/2019	FERGUSON ENTERPRISES LLC #1001	7582927	4.21	Pipe Clamps
134214	09/11/2019	Firstmed Central LLC	77694	64.00	Drug Screening Pre employment
134292	09/25/2019	Freedom LED, LLC	1220	27,281.18	LED Monument Sign
134174	09/04/2019	Gardner Jordan Bluffs, L.C.	82819	476,519.65	Reimbursement Payments
134232	09/16/2019	Garrett Wilcox	IMLA2019	271.00	2019 IMLA MIDYEAR CONFERENCE
134215	09/11/2019	Gold Cup Services	0754795	70.00	COFFEE MACHINES
134248	09/18/2019	Gold Cup Services	0754794	168.99	water/coffee/ice machine rental
134249	09/18/2019	GRAINGER	809601115	81.92	parts for Ceiling/projector
134293	09/25/2019	GRANICUS	117012	7,276.50	GovAccess for Traditional VisionLive
134175	09/04/2019	HANSEN, ALLEN & LUCE, INC.	40476	18,521.58	JVWCD Pipeline Project
134175	09/04/2019	HANSEN, ALLEN & LUCE, INC.	40564	1,632.54	Professional services thru 07/15/19
134250	09/18/2019	HANSEN, ALLEN & LUCE, INC.	40684	24,944.41	JVWCD Pipeline Project
901243	09/05/2019	Heartland Payment Systems, LLC	08312019	792.21	Merchant fees
134251	09/18/2019	HYDRO SPECIALTIES COMPANY, LLC	22201	563.43	Replacement Repair Clamps
134176	09/04/2019	HY-KO SUPPLY COMPANY	723289	709.19	CLEANING SUPPLIES
134294	09/25/2019	HYLAND SOFTWARE, INC.	LE01-113520	3,000.00	Workflow Traning
134252	09/18/2019	INTERMOUNTAIN TRAFFIC SAFETY	FC1VH00019	1,068.71	Late Fee for Inv #40176
134177	09/04/2019	International City Management Assoc	98498	984.98	Renewal annual membership fees
134178	09/04/2019	JORDAN VALLEY WATER CONS DIST	WSR-MC70JU;Y19	173,147.47	Water resale
134253	09/18/2019	JORDAN VALLEY WATER CONS DIST	WSR-MC70AUG19	194,318.63	Resale / Water
134254	09/18/2019	Kilgore Pavement Maintenance	1103527-4	106,988.80	Midvale Pavement Preservation
134295	09/25/2019	KLEINFIELD, MARK E.	08.14.19HEARING	350.00	Matter of State Street Investment LLC/Tyson Enniss
134255	09/18/2019	LES OLSON COMPANY	876528	213.30	COPIER CONTRACT
134296	09/25/2019	Leslie Coleman	EA REIMBUSEMENT	71.36	Employee Appreciation pie - reimbursement
134297	09/25/2019	Maristela Colorado Arce	09042019	83.57	INTERPRETER SERVICES
134216	09/11/2019	METER WORKS	1615	4,683.00	Change old Cement Lids
134256	09/18/2019	METER WORKS	1616	5,127.50	Change out for JV Take Over
134217	09/11/2019	Midwest Commercial Interiors	144597	2,816.59	Desk for PW
134279	09/18/2019	MILLER PAVING, INC.	37030	266,560.99	2019 Roadway Improvement Project

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134279	09/18/2019	MILLER PAVING, INC.	37107	200,120.14	2019 Roadway Improvement Project
134179	09/04/2019	Mountainland Supply, LLC	S103124870.001	16,508.25	Meter Lids for Jordan Change Over
134218	09/11/2019	Mountainland Supply, LLC	S103206767.001	128.00	Bluestaking Flags
134218	09/11/2019	Mountainland Supply, LLC	S103209289.001	68.12	Manhole Hook & Plug
134257	09/18/2019	NCSI	190362	3,700.00	NCSI Professional Services EPM
134258	09/18/2019	Newspaper Management Co.	12088	2,950.00	October Journal
134220	09/11/2019	OASIS STAGE WERKS	R012116	1,500.00	Lighting services
134221	09/11/2019	O'REILLY AUTOMOTIVE INC	2841-304150	37.61	Air Freshner & Tire Repair Kit
134259	09/18/2019	O'REILLY AUTOMOTIVE INC	2841-305270	333.60	Battery and Core refund
134298	09/25/2019	O'REILLY AUTOMOTIVE INC	2841-305882	317.70	Batter for #225
134298	09/25/2019	O'REILLY AUTOMOTIVE INC	2841-305939	19.99	Adhesive
134180	09/04/2019	PAUL HANSEN ASSOCIATES, LLC	8.5.19REVIEW SERVIC	300.00	ENGINEERING REVIEW SERVICES
134181	09/04/2019	PEAK ALARM COMPANY	975457	180.09	Monitoring-Public Works
134260	09/18/2019	Perpetual Storage	111397	126.04	Courier Service
134261	09/18/2019	PUBLIC HERO, LLC	IVPH13029	64.98	Patrick O'brien business cards
134261	09/18/2019	PUBLIC HERO, LLC	IVPH13032	129.96	Prabin Pradhan & Dan Silva Business Cards
134299	09/25/2019	PUBLIC HERO, LLC	IVPH13037	64.98	David Stenquist Business Cards
134182	09/04/2019	QUICKSILVER CONCRETE INC	5487	53,701.95	Project 499 2018 Various Concrete
134182	09/04/2019	QUICKSILVER CONCRETE INC	5488	61,082.42	Project 499 2018 Various Concrete
134300	09/25/2019	QUICKSILVER CONCRETE INC	5489	45,882.05	2019 Concrete_Various Locations
134300	09/25/2019	QUICKSILVER CONCRETE INC	5490	13,196.57	2019 Concrete_Various Locations
134300	09/25/2019	QUICKSILVER CONCRETE INC	5491	13,226.17	2019 Concrete_Various Locations
134300	09/25/2019	QUICKSILVER CONCRETE INC	5638	72,369.66	CONCRETE PROJECT AT VARIOUS LOCATIONS (734-
134300	09/25/2019	QUICKSILVER CONCRETE INC	5639	10,053.79	2019 Concrete_Various Locations
134183	09/04/2019	REAM'S FOOD STORES	775480	40.00	Jeans for Braxton B
134183	09/04/2019	REAM'S FOOD STORES	775481	322.85	Boots & Jeans for Cameron B
134183	09/04/2019	REAM'S FOOD STORES	775482	116.10	Boots for Levi
134262	09/18/2019	REAM'S FOOD STORES	155745	89.98	Pants for Andrea
134222	09/11/2019	Rebecca Suazo	SUAZO-R	500.00	Graves sold back to Midvale City
134223	09/11/2019	REED, SHELLY	37688	376.88	UMCA Conference
134184	09/04/2019	REZA ZOHAIRY	08152019	18.57	INTERPRETER
134301	09/25/2019	Richard Kennedy	09052019	34.11	INTERPRETER
134185	09/04/2019	Richards Laboratories of Utah	93126	17.00	Splash pad testing
134186	09/04/2019	RJM Precision Instruments, LLC	758	5,018.50	TX Connection Kit Transmitter
134187	09/04/2019	Rocky Mountain Power	26281606-0129AUG19	3,338.31	Electrical Service/ Buildings
134187	09/04/2019	Rocky Mountain Power	26281606-0145AUG19	1,022.59	Electrical Services/ Parks
134187	09/04/2019	Rocky Mountain Power	33053056-0011AUG19	10,628.35	Eletrical Service / Signal Maintenance

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134187	09/04/2019	Rocky Mountain Power	33053056-0037AUG19	1,145.02	Electrical Services/ Parks
134187	09/04/2019	Rocky Mountain Power	33053056-0045AUG19	23,884.30	Electrical Services/ Storm Drain
134224	09/11/2019	Rocky Mountain Power	26281606-0061AUG19	1,373.01	Electrical Service/Sewer
134224	09/11/2019	Rocky Mountain Power	33053056-0029AUG19	3,330.51	Electrical Service-Storm Drain
134224	09/11/2019	Rocky Mountain Power	9.6.19	9,322.59	GSC for light 8150 S x 700 W intersection
134263	09/18/2019	Rocky Mountain Power	9.12.19	6,610.72	GSC Traffic Signal 8415 S x 700 W
134188	09/04/2019	Rocky Mountain QC, Inc	6355	1,120.00	2019 Roadway project
134264	09/18/2019	Rocky Mountain QC, Inc	6415	110.00	HMA DENSITY TESTING
134302	09/25/2019	SAFELITE AUTOGLASS	01829-271808	29.95	windshield chip repair
134189	09/04/2019	SAFETY KLEEN SYSTEMS	80723157	507.65	Oil
134265	09/18/2019	SAM'S CLUB	SAMSCLUB082019	385.42	KITCHEN SUPPLIES
134303	09/25/2019	SCHMIDT SIGN SERVICE INC.	T77087	445.00	LOGO DECALS
134225	09/11/2019	SKYMAIL INTERNATIONAL INC.	159595	324.77	CITY HALL POSTAGE
134225	09/11/2019	SKYMAIL INTERNATIONAL INC.	159601	2,675.52	GARBAGE
134266	09/18/2019	SKYMAIL INTERNATIONAL INC.	175034	335.69	CITY HALL POSTAGE
134266	09/18/2019	SKYMAIL INTERNATIONAL INC.	175132	79.44	CITY HALL POSTAGE
134266	09/18/2019	SKYMAIL INTERNATIONAL INC.	175133	2,729.80	GARBAGE
134190	09/04/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13660	3,825.00	Signal Maintenance
134267	09/18/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18DSR08.19	753.00	Monthly Equal Operations billings, Monthly DEQ Repair&
134304	09/25/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18R&M08.19	376.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134304	09/25/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18RM&A08.19	64,289.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134268	09/18/2019	SPRINT	172659815-141	77.14	PHONE
134268	09/18/2019	SPRINT	651099813-141	75.98	WIRELESS AIRCARD
134269	09/18/2019	STATE OF UTAH GASCARD	NP56868429	4,747.88	Gasoline
134305	09/25/2019	Steadmans Recreation Inc	PD683	8,271.89	Parks Fourwheeler, plow, and salter
134306	09/25/2019	Stephen Thorlakson	09042019	45.50	Interpreter
134307	09/25/2019	SUGAR HOUSE AWNING	124480	549.28	Harvest Day Banner
134191	09/04/2019	Sunstone Corporation	15.007245	1,500.00	Landscape bond release for 187 E White Spruce Cv Lot 8
134192	09/04/2019	SWIRE COCA-COLA USA, INC.	13301209781	31.92	POP FOR LOBBY COKE MACHINE
134270	09/18/2019	TRANS-JORDAN CITIES LANDFILL	9114	13,542.92	Landfill Services
134226	09/11/2019	TV Specialists Inc.	249668	175.00	DAHL CONFERENCE ROOM
134227	09/11/2019	UNIFIED POLICE DEPARTMENT	4877	718,896.00	2020 contract for UPD
134193	09/04/2019	UNIFIRST CORPORATION	356 2140126	66.56	MAT SERVICE
134193	09/04/2019	UNIFIRST CORPORATION	356 2142688	63.77	MAT SERVICE
134193	09/04/2019	UNIFIRST CORPORATION	356 2142689	24.08	FLEET Uniforms
134228	09/11/2019	UNIFIRST CORPORATION	356 2144712	24.08	FLEET Uniforms
134271	09/18/2019	UNIFIRST CORPORATION	356 2146799	63.77	MAT SERVICE

	Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
	134271	09/18/2019	UNIFIRST CORPORATION	356 2146800	24.08	FLEET Uniforms
	134308	09/25/2019	UNIFIRST CORPORATION	356 2148385	73.25	MAT SERVICE
	134308	09/25/2019	UNIFIRST CORPORATION	356 2148860	24.08	FLEET Uniforms
	134309	09/25/2019	UNIQUE AUTO BODY DESIGN	13349	2,693.31	Vehicle Repair
	134229	09/11/2019	UNITED SITE SERVICES, INC.	114-8993713	1,175.15	Harvest Days/ Restroom Supplies
	134272	09/18/2019	USABLUEBOOK	992412	129.05	Pipe
	134273	09/18/2019	UTAH INFRASTRUCTURE AGENCY	2606	1,284.00	MONTHLY INVOICE-
	134273	09/18/2019	UTAH INFRASTRUCTURE AGENCY	UIA-C0676	1,415.50	Monthly UIA CUE billing
	134310	09/25/2019	UTAH INFRASTRUCTURE AGENCY	2672	1,284.00	MONTHLY INVOICE-
	134311	09/25/2019	UTAH LOCAL GOVERNMENTS TRUST	1577735	50.00	Notary Bond
	134311	09/25/2019	UTAH LOCAL GOVERNMENTS TRUST	1577736	3,994.72	Workers Comp Monthly Fee
	134274	09/18/2019	UTAH MEDIA GROUP	9001344979AUG2019	411.32	LEGAL NOTICES
	134230	09/11/2019	UTAH STATE TREASURER	08-2019SURCHARGES	28,556.91	REMITTANCE OF MONTHLY SURCHARGES
	134312	09/25/2019	UtiliSync LLC	INV-1207	4,140.00	Base Subscription
	134275	09/18/2019	UTOPIA	3633	107.00	UTOPIA MONTHLY INVOICE
	134313	09/25/2019	UTOPIA	03697	107.00	UTOPIA MONTHLY INVOICE
	134194	09/04/2019	VLCM	627096	3,779.10	Mitel IP485G Telephone: 8-button color display with hi-fi s
	134276	09/18/2019	VLCM	627455	172.00	TONER
	134276	09/18/2019	VLCM	628713	165.00	SERVICE
	134314	09/25/2019	VLCM	628940	2,401.30	MICROSOFT CSP BILLING
	134277	09/18/2019	VODA Landscape & Planning	19.38	4,765.00	HOUSING POLICY REVIEW, MEETING & EVALUATION
	134315	09/25/2019	WASATCH STEEL, INC.	5592	82.00-	Credit for Return
	134315	09/25/2019	WASATCH STEEL, INC.	87740	197.35	Grate made for Engineering
	134315	09/25/2019	WASATCH STEEL, INC.	89384	1,094.26	Steel / Christmas Lights
	134315	09/25/2019	WASATCH STEEL, INC.	89391	312.00	Steel for Christmas Lights
	134231	09/11/2019	WAXIE SANITARY SUPPLY	78510156	344.16	Sanitary Supplies
	134195	09/04/2019	West Coast Code Consultants	UT19-555-007	850.00	REVIEW OF SOLAR PERMIT APPLICATIONS
	901245	09/05/2019	XPRESS BILL PAY	41964	2,097.91	XBP payment processing fees
(1)	901248	09/17/2019	ZIONS BANK	09/01/2019Pcard	29,059.72	September 2019 P-Card Transactions
	901249	09/25/2019	ZIONS BANK	ANALYSIS 08/2019	580.85	Analysis fee
	134196	09/04/2019	ZIONS BANK CORPORATE TRUST	5702841C-08192019	308,378.28	Bonds payable - 2007C Wtr & Swr
	134196	09/04/2019	ZIONS BANK CORPORATE TRUST	5702844-08192019	481,061.53	Bonds payable - 2010B Wtr & Swr
	134196	09/04/2019	ZIONS BANK CORPORATE TRUST	5702847-08192019	13,056.95	Bonds payable - 2012 Wtr & Swr Ref
	134196	09/04/2019	ZIONS BANK CORPORATE TRUST	5702848-08192019	566,590.18	Bonds payable - 2012 MBA Lease Rev
	134196	09/04/2019	ZIONS BANK CORPORATE TRUST	5702849-08192019	182,981.90	Bonds payable - 2013 Wtr, Swr & Storm
	134196	09/04/2019	ZIONS BANK CORPORATE TRUST	5702850-08192019	201,128.17	Bonds payable - 2014 Wtr, Swr & Storm Wtr
	134196	09/04/2019	ZIONS BANK CORPORATE TRUST	5702852-08192019	316,373.51	Bonds payable - 2016 Wtr, Swr & Storm Wtr Ref

(1) See attached report for p-card transaction detail.

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134196	09/04/2019	ZIONS BANK CORPORATE TRUST	5702857-08192019	268,981.57	Bonds payable - 2018 Wtr, Swr & Storm Wtr
134278	09/18/2019	ZIONS BANK CORPORATE TRUST	5702854-09112019	149,929.46	Bonds payable - 2017 Sales Tax Rev
134278	09/18/2019	ZIONS BANK CORPORATE TRUST	5702855-09112019	143.19-	Bonds payable - 2017 RDA Ref
134278	09/18/2019	ZIONS BANK CORPORATE TRUST	5702858-09112019	188,981.02	Bonds payable - 2018 RDA
134316	09/25/2019	ZIONS BANK CORPORATE TRUST	5702846-09112019	393,963.59	Bonds payable - 2010B RDA
134316	09/25/2019	ZIONS BANK CORPORATE TRUST	5702851-09112019	138,032.70	Bonds payable - 2015 RDA
134317	09/30/2019	ZIONS BANK CORPORATE TRUST	5702841G 10/2019	280,570.00	Capital replacement fund deposit
Grand Totals:				6,448,687.62	

Report Criteria:
Invoice.Invoice number = "09/01/2019Pcard"

Invoice	Merchant Name	Description	Total Cost	GL Account
09/01/2019Pcard				
09/01/2019Pcard	1000 Degrees Pizza	1000 degrees pizza - Helpers food	51.95	10-4155-320-000
09/01/2019Pcard	ADOBE	subscription - monthly	29.99	10-4131-210-000
09/01/2019Pcard	ADOBE	Subscription - monthly	39.99	10-4131-210-000
09/01/2019Pcard	All American Sod Farm	Sod for Park	18.71	10-4510-250-000
09/01/2019Pcard	AMAZON.COM	Logitech Speakers For IT Tech	20.99	10-4136-480-100
09/01/2019Pcard	AMAZON.COM	Purchased keyboard and mouse for IT tech.	59.99	10-4136-480-100
09/01/2019Pcard	AMAZON.COM	Credit refund for system admin computer.	2,239.00-	10-4136-610-000
09/01/2019Pcard	AMAZON.COM	Scanner/Label printer for Tess.	948.28	10-4145-260-000
09/01/2019Pcard	AMAZON.COM	USB hub and CD drive for Tess.	35.98	10-4145-260-000
09/01/2019Pcard	AMAZON.COM	printer table for IT printer.	117.86	10-4150-240-000
09/01/2019Pcard	AMAZON.COM	Scanner for city treasurer.	896.00	10-4150-240-000
09/01/2019Pcard	AMAZON.COM	Bingo Prizes- Harvest Days	75.97	10-4155-250-000
09/01/2019Pcard	AMAZON.COM	Bingo Prizes- Harvest Days	55.96	10-4155-250-000
09/01/2019Pcard	AMAZON.COM	Safety vests for Harvest Days	24.49	10-4155-250-000
09/01/2019Pcard	AMAZON.COM	Bingo prizes	111.93	10-4155-250-000
09/01/2019Pcard	AMAZON.COM	Harvest Days items	11.94	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Harvest Days merchandise	40.94	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Harvest Days merchandise	149.95	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Harvest Days merchandise	608.78	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Harvest Days merchandise	150.00	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Harvest Days Merchandise	257.60	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Harvest Days merchandise	183.77	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Harvest Days items	25.48	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Harvest Days merchandise	200.00	10-4155-255-000
09/01/2019Pcard	AMAZON.COM	Targus Universal USB-C DisplayPort DV1K-4K Alt. Mode Docking St	193.08	10-4412-610-000
09/01/2019Pcard	AMAZON.COM	Logitech MK710 Wireless Keyboard and Mouse Combo 2 ASUS MX	2,098.81	10-4412-610-000
09/01/2019Pcard	AMAZON.COM	Monitor Stands for PW	28.66	10-4450-250-000
09/01/2019Pcard	AMAZON.COM	Weed Trimmer for Gary	144.20	10-4510-250-000
09/01/2019Pcard	AMAZON.COM	Battery & trimmer Spool	53.78	10-4510-250-000
09/01/2019Pcard	AMAZON.COM	Planning Commission recorder, microphone, and case for recorded	75.26	10-4610-610-000
09/01/2019Pcard	AMAZON.COM	A USB Mouse for Engineering (GIS) Prabin Prahan.	48.99	10-4620-610-000
09/01/2019Pcard	AMAZON.COM	Bulk Flash Drives for RDA Department	26.99	30-4101-250-000
09/01/2019Pcard	Aria Resort & Casino	Caselle Conf hotel deposit- Leslie Coleman	191.61	10-4141-230-000
09/01/2019Pcard	Aria Resort & Casino	Caselle Conf hotel deposit- Janice Johnson	191.61	10-4141-230-000
09/01/2019Pcard	Aria Resort & Casino	Caselle Conf hotel deposit- Meagan Evans	191.61	10-4141-230-000
09/01/2019Pcard	ASANA INC	Bought for the IT Department for managing and organizing projects.	402.19	10-4136-480-250
09/01/2019Pcard	ASPHALT MATERIALS INC	Asphalt	629.47	10-4410-410-200

Invoice	Merchant Name	Description	Total Cost	GL Account
09/01/2019Pcard	ASPHALT MATERIALS INC	Asphalt	394.11	10-4410-410-200
09/01/2019Pcard	AUTOZONE, INC.	Autozone Polish	9.66	54-5400-250-000
09/01/2019Pcard	Best Buy	HDMI splitter for Harvest Days use with the Bingo machine. Under re	59.99	10-4136-480-100
09/01/2019Pcard	Bruges Waffles	Bruges Waffles Mobile - dinner for DJ Cooper Brown and his assista	12.10	10-4155-255-000
09/01/2019Pcard	Buca di Beppo	Harvest day Thank you lunch	695.00	10-4155-255-000
09/01/2019Pcard	Business 21 Training	Training program	217.00	10-4134-330-000
09/01/2019Pcard	Canyon Party Rental	Harvest days canopy rental	312.16	10-4155-255-000
09/01/2019Pcard	Canyons School District	Canyons Edu Foundation Council golf tournament donation	1,500.00	10-4111-620-000
09/01/2019Pcard	CASELLE, INC.	Caselle Conf Registration- Meagan/Janice/Leslie	1,350.00	10-4140-330-000
09/01/2019Pcard	COSTCO WHOLESALE CORPORATION	Employee Association- Employee treats	35.96	10-4152-620-000
09/01/2019Pcard	COSTCO WHOLESALE CORPORATION	Harvest Days Merchandise	666.77	10-4155-255-000
09/01/2019Pcard	COSTCO WHOLESALE CORPORATION	Parade candy	518.75	10-4155-317-000
09/01/2019Pcard	COSTCO WHOLESALE CORPORATION	Parade candy	192.30	10-4155-317-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Travel Insurance Policy - Rori/Sherri	45.50	10-4134-230-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Rori Andreason flight to Vegas for training	246.60	10-4134-330-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Sherrie Timmerman flight to Vegas for training - UMCA	246.60	10-4134-330-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Caselle Conf airfare-Leslie Coleman	246.60	10-4141-230-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Caselle Conf airfare-Janice Johnson	246.60	10-4141-230-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Caselle Conf airfare- Meagan Evans	246.60	10-4141-230-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Delta Air Garrett Travel	612.10	10-4145-230-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Delta Air for Devin W	30.00	10-4412-330-000
09/01/2019Pcard	DELTA AIR LINES, INC.	Parking Delta Air for Devin W	30.00	10-4412-330-000
09/01/2019Pcard	DICK'S SPORTING GOODS, INC.	Harvest Days items	25.00	10-4155-255-000
09/01/2019Pcard	Facebook	Harvest days on facebook	50.00	10-4155-255-000
09/01/2019Pcard	Flower Patch	Get Well flowers for Keith Ludwig	41.18	10-4152-620-100
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4120-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4134-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4136-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4136-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4136-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4141-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4144-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4144-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4144-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4145-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4145-330-000
09/01/2019Pcard	Fred Pryor Seminars/CareerTrack	Fred Pryor Career track - learning center	199.00	10-4620-330-000
09/01/2019Pcard	HARMONS GROCERY	Snack for Petty Theft	167.22	10-4155-315-000
09/01/2019Pcard	HOME DEPOT	Door Closer	65.27	10-4160-250-000
09/01/2019Pcard	HOME DEPOT	Caulking Gun	32.25	10-4160-250-000
09/01/2019Pcard	HOME DEPOT	Parts	23.74	10-4160-250-000

Invoice	Merchant Name	Description	Total Cost	GL Account
09/01/2019Pcard	HOME DEPOT	Wasp spray	129.09	10-4160-250-000
09/01/2019Pcard	HOME DEPOT	Buildings	14.97	10-4410-250-000
09/01/2019Pcard	HOME DEPOT	Douglas fir	69.84	10-4410-410-200
09/01/2019Pcard	HOME DEPOT	Cable, Douglas fir	54.49	10-4410-610-000
09/01/2019Pcard	HOME DEPOT	Park Bench supplies	70.27	10-4510-250-000
09/01/2019Pcard	HOME DEPOT	Electric Tape	5.98	51-5100-250-000
09/01/2019Pcard	HOME DEPOT	Tools for Truck	531.08	51-5100-250-000
09/01/2019Pcard	HOME DEPOT	Home D. Tools for truck	468.03	51-5100-250-000
09/01/2019Pcard	HOME DEPOT	Lift Station tools Dalin will code this 250-100	418.57	52-5200-250-000
09/01/2019Pcard	Ma and Pa's Dutch Oven	dinner for DJ Cooper Brown and his assistant	10.00	10-4155-255-000
09/01/2019Pcard	Maverik #196	Ice for water bottles- parade	7.08	10-4155-317-000
09/01/2019Pcard	MC GEE'S STAMP & TROPHY CO.	Plaque for 2019 Employee of the Year_ Andrea Andreason	129.00	10-4152-620-100
09/01/2019Pcard	MC GEE'S STAMP & TROPHY CO.	Nameplate for new Planning Commissioner_ Dustin Snow	13.00	10-4610-610-000
09/01/2019Pcard	MICHAELS	Movie night supplies	19.98	10-4155-255-000
09/01/2019Pcard	MICHAELS	Movie night supplies	13.86	10-4155-255-000
09/01/2019Pcard	Mo' Bettahs	Safety award gift cards	80.00	10-4152-620-200
09/01/2019Pcard	Mo' Bettahs	Safety Incentive Gift cards	40.00	10-4152-620-200
09/01/2019Pcard	Mo' Bettahs	Employee safety awards gift card PW - Mo Bettahs	280.00	10-4152-620-200
09/01/2019Pcard	Murray Chamber of Commerce	Credit for golf tournament- it was booked twice by accident	198.00-	10-4111-620-000
09/01/2019Pcard	National Main Street Center	RDA Membership to National Main Street America 2019	295.00	30-4101-210-000
09/01/2019Pcard	NOTARY, UTAH, GOV.	Notary exam for Alison Canar 2019	95.00	30-4101-330-000
09/01/2019Pcard	O'REILLY AUTOMOTIVE INC	Epoxy Paint	8.99	54-5400-250-000
09/01/2019Pcard	O'REILLY AUTOMOTIVE INC	charge was made with Taxes for Epoxy Paint then return transaction	9.64	54-5400-250-000
09/01/2019Pcard	O'REILLY AUTOMOTIVE INC	Epoxy Paint	8.99	54-5400-250-000
09/01/2019Pcard	O'REILLY AUTOMOTIVE INC	Credit voucher for return on epoxy paint 9.64 O'reilly	9.64-	54-5400-250-000
09/01/2019Pcard	POSITIVE PROMOTIONS	Positive Promotions Inc	369.62	10-4134-310-000
09/01/2019Pcard	PPG Paints	Paint for Park Shed	200.31	10-4510-250-000
09/01/2019Pcard	SAM'S CLUB	Harvest Days Merchandise	524.03	10-4155-255-000
09/01/2019Pcard	SAM'S CLUB	Parade candy	13.98	10-4155-317-000
09/01/2019Pcard	SanmarCorp	Volunteer t-shirts	51.12	10-4152-620-100
09/01/2019Pcard	SHERWIN-WILLIAMS COMPANY	Yellow Paint Park	58.38	10-4410-410-200
09/01/2019Pcard	SOUTH POINT HOTEL & CASINO	Hotel f0r Devin W	293.30	10-4412-230-000
09/01/2019Pcard	SPORTSMAN'S WAREHOUSE, INC.	Harvest Days items	25.00	10-4155-255-000
09/01/2019Pcard	SPRINKLER SUPPLY CO.	Couplings sprinkler parts	66.07	10-4510-250-000
09/01/2019Pcard	STAYBRIDGE SUITES MIDVALE	Room for Band - Petty Theft	89.00	10-4155-315-000
09/01/2019Pcard	STAYBRIDGE SUITES MIDVALE	Room for Band - Petty Theft	89.00	10-4155-315-000
09/01/2019Pcard	STAYBRIDGE SUITES MIDVALE	Room for Band - Petty Theft	89.00	10-4155-315-000
09/01/2019Pcard	STAYBRIDGE SUITES MIDVALE	Room for Band - Petty Theft	89.00	10-4155-315-000
09/01/2019Pcard	STAYBRIDGE SUITES MIDVALE	Room for Band - Petty Theft	89.00	10-4155-315-000
09/01/2019Pcard	STAYBRIDGE SUITES MIDVALE	Room for Band - Petty Theft	89.00	10-4155-315-000
09/01/2019Pcard	TARGET	Movie night supplies	29.97	10-4155-255-000

Invoice	Merchant Name	Description	Total Cost	GL Account
09/01/2019Pcard	TARGET	Harvest Days items- Bingo	575.47	10-4155-255-000
09/01/2019Pcard	THE PIE PIZZERIA MIDVALE	Safety Defensive Class lunch provided	150.41	51-5100-460-100
09/01/2019Pcard	THE PIE PIZZERIA MIDVALE	Pizza	97.98	54-5400-250-000
09/01/2019Pcard	TrainHR	Training Program	195.00	10-4134-330-000
09/01/2019Pcard	Travelocity	Delta Air thru Travelocity for David Clark	268.59	10-4412-230-000
09/01/2019Pcard	Travelocity	Car rental Each for total of 432.81	86.56	10-4412-230-000
09/01/2019Pcard	Travelocity	Delta Air thru Travelocity, Glen K	268.59	10-4450-230-000
09/01/2019Pcard	Travelocity	Car rental Each for total of 432.81	86.57	10-4450-230-000
09/01/2019Pcard	Travelocity	Delta Air thru Travelocity for Brian H	268.59	10-4510-230-000
09/01/2019Pcard	Travelocity	Car rental Each for total of 432.81	86.56	10-4510-230-000
09/01/2019Pcard	Travelocity	Delta Air thru Travelocity James Walkingshaw	268.59	52-5200-230-000
09/01/2019Pcard	Travelocity	Car rental Each for total of 432.81	86.56	52-5200-230-000
09/01/2019Pcard	Travelocity	Delta Air thru Travelocity for LEVI M	268.59	62-4971-230-000
09/01/2019Pcard	Travelocity	Car rental Each for total of 432.81	86.56	62-4971-230-000
09/01/2019Pcard	UBLA	UBLA 2019-2020 Membership for Audrey Cullimore.	40.00	10-4630-210-000
09/01/2019Pcard	UBLA	UBLA Conference Registration for Audrey Cullimore	165.00	10-4630-330-000
09/01/2019Pcard	UPS	UPS computer shipment system admin.	71.10	10-4150-240-000
09/01/2019Pcard	USPS	Purchase Usps Stamps for Jurors	110.00	10-4120-310-800
09/01/2019Pcard	UT ASSOC OF PUBLIC TREASURERS	Dave Stenquist Treasurer membership	75.00	10-4141-210-000
09/01/2019Pcard	UTAH FLOODPLAIN MANAGEMT ASC.	Membership dues for Brett B	30.00	10-4412-330-000
09/01/2019Pcard	UTAH FLOODPLAIN MANAGEMT ASC.	Registration for Brett Bohman UFSMA	155.00	10-4412-330-000
09/01/2019Pcard	UTAH FLOODPLAIN MANAGEMT ASC.	UFSMA Membership Dues	30.00	10-4412-330-000
09/01/2019Pcard	UTAH LEAGUE OF CITIES & TOWNS	Annual Conference - Robert Hale	525.00	10-4111-330-000
09/01/2019Pcard	UTAH LEAGUE OF CITIES & TOWNS	ULCT - Matt Dahl Conference	395.00	10-4131-330-000
09/01/2019Pcard	UTAH LEAGUE OF CITIES & TOWNS	Annual Convention - Kane Loader	505.00	10-4131-330-000
09/01/2019Pcard	UTAH LEAGUE OF CITIES & TOWNS	ULCT CONFERENCE - Bryce Haderlie	425.00	10-4140-330-000
09/01/2019Pcard	UTAH LTAP CENTER	Traffic control Tech Class for Lalo	145.00	51-5100-330-000
09/01/2019Pcard	UTAH LTAP CENTER	Lalo Backhoe Class	385.00	51-5100-330-000
09/01/2019Pcard	UTAH LTAP CENTER	Lalo backhoe class	90.00	51-5100-330-000
09/01/2019Pcard	UTAH MUNICIPAL CLERKS ASSOC.	Utah Municipal Clerks Conference	250.00	10-4144-330-000
09/01/2019Pcard	UTAH MUNICIPAL CLERKS ASSOC.	Utah Municipal Clerks Conference	210.00	10-4144-330-000
09/01/2019Pcard	UTAH MUNICIPAL CLERKS ASSOC.	Utah Municipal Clerks Association - Shelly	210.00	10-4144-330-000
09/01/2019Pcard	VERIZON WIRELESS	IPAD Service	27.32	10-4412-290-000
09/01/2019Pcard	VERIZON WIRELESS	IPAD Service	81.96	10-4412-290-000
09/01/2019Pcard	VERIZON WIRELESS	IPAD Service	27.32	10-4510-290-000
09/01/2019Pcard	VERIZON WIRELESS	IPAD Service	81.96	51-5100-290-000
09/01/2019Pcard	VERIZON WIRELESS	IPAD Service	27.32	52-5200-290-000
09/01/2019Pcard	VERIZON WIRELESS	IPAD Service	27.32	54-5400-290-000
09/01/2019Pcard	Village Baker	Training Lunch	47.23	10-4140-610-000
09/01/2019Pcard	Village Baker	Purchase Village Baker Inc	123.41	10-4152-620-200
09/01/2019Pcard	WAL MART	Council dinner	108.53	10-4111-610-000

Invoice	Merchant Name	Description	Total Cost	GL Account
09/01/2019Pcard	WAL MART	Harvest Days items	104.23	10-4155-255-000
09/01/2019Pcard	WAL MART	Movie Night supplies	22.78	10-4155-255-000
09/01/2019Pcard	WAL MART	Harvest Days merchandise	25.82	10-4155-255-000
09/01/2019Pcard	WAL MART	Silent Auction Basket	87.13	10-4215-312-000
09/01/2019Pcard	Walmart #1686	Part for sewer	14.80	52-5200-250-000
09/01/2019Pcard	WESTERN REPORTING	Background - Prabin Pradhan	10.00	10-4134-310-000
09/01/2019Pcard	WESTERN REPORTING	Background - Daniel Silva	10.00	10-4134-310-000
09/01/2019Pcard	WESTERN REPORTING	backgound check- Alison Canar	10.00	10-4134-310-000
09/01/2019Pcard	WESTERN REPORTING	Background check - David michael Stenquist	10.00	10-4134-310-000
09/01/2019Pcard	WESTERN REPORTING	Background check-Cameron Batt	10.00	10-4134-310-000
Total 09/01/2019Pcard:			29,059.72	
Grand Totals:			29,059.72	

Report GL Period Summary

Vendor number hash:	0
Vendor number hash - split:	0
Total number of invoices:	0
Total number of transactions:	0

Report Criteria:

Invoice.Invoice number = "09/01/2019Pcard"

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134369	10/07/2019	A TO Z LANDSCAPING, INC.	23432	120.00	Service the A Valve at 700 W
134402	10/16/2019	A TO Z LANDSCAPING, INC.	23506	16,247.85	Landscaping Services
134403	10/16/2019	ACE DISPOSAL, INC.	1982344	160.00	Waste disposal fees
134403	10/16/2019	ACE DISPOSAL, INC.	1982550	1,816.98	Waste disposal fees
134403	10/16/2019	ACE DISPOSAL, INC.	ACE 09/2019	73,468.93	Recycling tipping fees
134487	10/24/2019	Ad Wear	34966	4,768.95	polo/hats-sewer
134404	10/16/2019	AIRGAS USA, LLC	9965363829	18.00	C.Dioxide,C. Monoxide, Argon
134488	10/30/2019	All American Sod Farm	66744	6.00	sod to replace Water Leak Patch
134318	10/02/2019	All Pro Security LLC	2019-1495	3,810.00	Bailiffs
134405	10/16/2019	All Pro Security LLC	2019-1560	3,297.50	Tranports
134489	10/30/2019	All Pro Security LLC	2019-1685	2,818.60	Tranports
134319	10/02/2019	ALLAN, JANYCE	09192019	340.70	TAC Conference per diem
134320	10/02/2019	ALLREDS INC	N30007	71.25	Filter & Damper
134370	10/07/2019	ALLREDS INC	N31271	16.65	Air Dmper
134490	10/30/2019	ALLREDS INC	N34361	11.29	Shop Heater Filters
134490	10/30/2019	ALLREDS INC	N34390	.77-	Return on Filter, Credit Memo
901255	10/08/2019	AMERICAN EXPRESS	AMEX 09/2019	756.27	Merchant fees
134321	10/02/2019	ANDREASON, RORI L.	7800	78.00	Roir Andreason travel reimbursement for Caselle Training
134406	10/16/2019	APELLO	110132-1019	109.00	AFTER HOURS ANSWERING SERVICE
134449	10/23/2019	Arbor Plus of Utah, Corp.	2048	9,150.00	TREE REMOVAL SERVICES ON 09.25.19
134407	10/16/2019	ASPHALT MATERIALS INC	90874	774.48	Asphalt Digout / Engineering
134407	10/16/2019	ASPHALT MATERIALS INC	91107	184.14	Asphalt/Concrete-Water
134407	10/16/2019	ASPHALT MATERIALS INC	91108	414.95	Asphalt/Concrete-Water
134407	10/16/2019	ASPHALT MATERIALS INC	91403	33.15	Top Soil / parks
134407	10/16/2019	ASPHALT MATERIALS INC	91405	332.00	Asphalt/Concrete-Water
134491	10/30/2019	ASPHALT MATERIALS INC	91927	173.76	Asphalt/Conrete - Streets 7800 s
134491	10/30/2019	ASPHALT MATERIALS INC	92000	901.12	Asphalt/Conrete - Streets 7670 S
134491	10/30/2019	ASPHALT MATERIALS INC	92001	126.25	Asphalt/Concrete-Water 7670 S 485 E
134322	10/02/2019	ASSOCIATED BAG COMPANY	G45786	122.43	Bags for Fall Leaves
134450	10/23/2019	AxisPlus Benefits	4179	32.40	Participant fee
134450	10/23/2019	AxisPlus Benefits	4243	32.40	Participant fee
134323	10/02/2019	BESTSHRED, LLC	2524092619	140.00	SHREDDING SERVICE
134451	10/23/2019	Big T Recreation	3939	2,604.00	Wood Chips for park
134452	10/23/2019	BIOGRASS SOD FARMS	381622	49.50	sod for cemetery
134408	10/16/2019	BLUE STAKES OF UTAH	UT20191931	360.84	E-mail Notifications
134408	10/16/2019	BLUE STAKES OF UTAH	UT20191932	71.61	Email Notificiations
134324	10/02/2019	Boart Longyear Co	BOART9959	965.25	hydrant Rental Refund

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134409	10/16/2019	BOLT & NUT SUPPLY CO.	418893	22.24	BOLTS AND NUTS FOR Drag shoe
134453	10/23/2019	BOWEN, COLLINS & ASSOCIATES	22235	708.00	PROFESSIONAL SERVICES 08.31.19 to 09.27.19
134410	10/16/2019	Brett Bohman	UFSMABB19	435.72	UFSMA Conference-2019
134325	10/02/2019	BUILDERS FIRSTSOURCE INC	5287730	33.67	Fluoride project parts
134411	10/16/2019	BUILDERS FIRSTSOURCE INC	5281887	16.15	Toos, parts
134411	10/16/2019	BUILDERS FIRSTSOURCE INC	5385087	27.99	Blue Staking Paint
134326	10/02/2019	BULLOCKS TOWING, INC.	1009498	471.50	Towing
134492	10/30/2019	CANDACE ANDREA TIPPETTS	1Q2020CT	200.00	Planning Commissioner Attendance Pay
134412	10/16/2019	CASELLE, INC.	97989	2,453.00	Contract Support
901253	10/07/2019	CHASE PAYMENTECH	PAYMENTECH 09/2019	5,609.47	Merchant fees
134327	10/02/2019	CHEMTECH-FORD, INC.	19I0456	250.00	WATER SAMPLES
134327	10/02/2019	CHEMTECH-FORD, INC.	19I0537	25.00	WATER SAMPLES
134327	10/02/2019	CHEMTECH-FORD, INC.	19I0810	25.00	WATER SAMPLES
134372	10/07/2019	CHEMTECH-FORD, INC.	19I1253	50.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19F1832	25.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19H0759	28.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19H2115	75.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19H2129	300.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19I1074	25.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19I1251	42.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19I1337	250.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19I1365	500.00	WATER SAMPLES
134413	10/16/2019	CHEMTECH-FORD, INC.	19I1481	25.00	WATER SAMPLES
134493	10/30/2019	CHEMTECH-FORD, INC.	19J0489	25.00	WATER SAMPLES
134493	10/30/2019	CHEMTECH-FORD, INC.	19J0664	25.00	WATER SAMPLES
134328	10/02/2019	Cindy Rodriguez	09102019	59.70	interpreter
134414	10/16/2019	Cintas Corporation No. 2	5014761476	92.64	Medical Cabinet refills
134494	10/30/2019	COSTELLO, COLLEEN	1Q2020CC	200.00	Planning Commissioner Attendance Pay
134495	10/30/2019	Crus Oil, Inc	0434778	259.89	oil & Fuel Filter for Unit 128
134373	10/07/2019	DATA SERVICES	197519	63.54	COUNTY RECORDS ACCESS FEE
134415	10/16/2019	DAVID CLARK	UFSMADC19	97.00	Per Diem-UFSMA Conference 2019
134329	10/02/2019	DELTA DISTRIBUTING, INC.	85833	86.40	marking paint
134374	10/07/2019	DELTA DISTRIBUTING, INC.	85898	109.34	Saftey Vest Engineering
134374	10/07/2019	DELTA DISTRIBUTING, INC.	85903	19.88	Safety Vest Parks
134416	10/16/2019	DELTA DISTRIBUTING, INC.	85935	83.52	Blue Marking paint
134416	10/16/2019	DELTA DISTRIBUTING, INC.	85939	36.86	Earplugs & Taper foam
134330	10/02/2019	Discount Tree & Landscape CO.	161888	3,485.00	41 tree trim, thin out, shape and raise clear bldings

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134331	10/02/2019	DOMINION ENERGY UTAH	0255174096AUG-SEPT	7.23	Gas Service
134331	10/02/2019	DOMINION ENERGY UTAH	3568070000AUG-SEPT	19.35	Gas Service
134331	10/02/2019	DOMINION ENERGY UTAH	3589520000AUG-SEPT	32.70	Gas Service
134331	10/02/2019	DOMINION ENERGY UTAH	5068520000AUG-SEPT	23.80	Gas Service
134331	10/02/2019	DOMINION ENERGY UTAH	5840991951AUG-SEPT	20.87	Gas Service
134454	10/23/2019	DOMINION ENERGY UTAH	3529520000SEPT-OCT	24.35	Gas Service
134454	10/23/2019	DOMINION ENERGY UTAH	7192280000SEPT-OCT	32.19	Gas Service
134454	10/23/2019	DOMINION ENERGY UTAH	7224210951SEPT-OCT	120.40	Gas Service
134454	10/23/2019	DOMINION ENERGY UTAH	8329520000SEPT-OCT	7.16	Gas Service
134454	10/23/2019	DOMINION ENERGY UTAH	9446381427SEPT-OCT	7.23	GAS SERVICE
134454	10/23/2019	DOMINION ENERGY UTAH	9680842882SEPT-OCT	7.89	Gas Service-
134496	10/30/2019	DOMINION ENERGY UTAH	0255174096SEPT-OCT	10.15	Gas Service
134496	10/30/2019	DOMINION ENERGY UTAH	3568070000SEPT-OCT	34.54	Gas Service
134496	10/30/2019	DOMINION ENERGY UTAH	3589520000SEPT-OCT	145.69	Gas Service
134496	10/30/2019	DOMINION ENERGY UTAH	5068520000SEPT-OCT	115.24	Gas Service
134496	10/30/2019	DOMINION ENERGY UTAH	5840991951SEPT-OCT	20.67	Gas Service
134497	10/30/2019	DoxTek, Inc	27818	17,648.77	Annual Software Support
134498	10/30/2019	Dustin Snow	1Q2020DS	200.00	PLANNING COMMISSION ATTENDANCE PAY
134499	10/30/2019	EAA Language	10092019	159.20	INTERPRETER
134375	10/07/2019	ERIKS NORTH AMERICA	SD132694	25.35	Clamps King Knipple
134376	10/07/2019	ESAU ARRIETA AVILA	09192019	39.80	INTERPRETER SERVICES
134332	10/02/2019	EWING IRRIGATION	8284304	8.96	Irrigation
134332	10/02/2019	EWING IRRIGATION	8302100	78.04	Fluoride Project
134377	10/07/2019	EWING IRRIGATION	8394090	25.32	Irrigation
134455	10/23/2019	EWING IRRIGATION	8432425	23.82	Parts for Fluoride Injector
134378	10/07/2019	Exact Communication, LLC	0819-43	68.00	Interpreter
134417	10/16/2019	FERGUSON ENTERPRISES LLC #1001	7628000	38.17	Parts for Fluroide injector
134500	10/30/2019	Filter Technologies, Inc.	0277986-IN	203.82	Air Filters for City Hall
134456	10/23/2019	Firetrol Protection Systems	100618210	96.00	Quarterly Monitoring-City Hall
134418	10/16/2019	FIRSTDIGITAL TELECOM	00141051-1	1,506.54	First Digital Phone Service
134418	10/16/2019	FIRSTDIGITAL TELECOM	00146481-1	1,489.74	First Digital Phone Service
134457	10/23/2019	Firstmed Central LLC	79123	32.00	Drug Screening
134379	10/07/2019	FORCE AMERICA DISTRIBUTING LLC	001-1377347	41.23	Solinoid for unit 153
134501	10/30/2019	Gardner Jordan Bluffs, L.C.	10719	429,588.30	Reimbursement Payments
134419	10/16/2019	Gold Cup Services	0762542	168.99	water/coffee/ice machine rental
134458	10/23/2019	Gold Cup Services	0762543	70.00	COFFEE MACHINES
134333	10/02/2019	GRAINGER	9287249560	15.08	public Utility

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134420	10/16/2019	GRAINGER	9302669008	2.37	Splash Pad
134459	10/23/2019	GRAINGER	9309724475	11.30	park Repair Supplies
134421	10/16/2019	HANSEN, ALLEN & LUCE, INC.	40846	24,586.78	JVWCD Pipeline Project
134421	10/16/2019	HANSEN, ALLEN & LUCE, INC.	40847	2,441.31	2019 Water Conservation plan UPDATE
134460	10/23/2019	HANSEN, ALLEN & LUCE, INC.	40895	2,522.61	2019 Drinking Water System Master Plan UPDATE
901250	10/03/2019	Heartland Payment Systems, LLC	09302019	667.13	Merchant fees
134422	10/16/2019	HR Performance Solutions	INV-110122	563.06	Performance pro renewal 12-1-19 - 11-30-2020
134334	10/02/2019	HYDRO SPECIALTIES COMPANY, LLC	22250	610.56	REPlacement Clamps
134461	10/23/2019	HYDRO SPECIALTIES COMPANY, LLC	22317	526.52	REPAIR parts for PRV
134502	10/30/2019	HYDRO SPECIALTIES COMPANY, LLC	22329	465.07	Replacement Parts Belgian PRV
134335	10/02/2019	Janice Johnson	CASELLE2019	78.00	Caselle Conference 2019
134423	10/16/2019	JERRY SEINER BUICK - GMC TRUCK	299962	66.60	Sweeper coolant
134381	10/07/2019	JONES WALDO HOLBROOK MCDONO	1613995	62.00	Professional legal services
134462	10/23/2019	JORDAN VALLEY WATER CONS DIST	WSR-MC70SEPT19	176,039.65	Resale Water
134463	10/23/2019	Jose Serrano	15.008309	8,000.00	Bond Release for 7615 S State St (J&J Tires)
134503	10/30/2019	JUDKINS, RICHARD D.	1Q2020RJ	200.00	Planning Commission attendace pay
134504	10/30/2019	Kassidy J Wallin	1Q2020KW	200.00	Planning Commissioner Attendance Pay
134336	10/02/2019	Kilgore Pavement Maintenance	1103527-5	13,000.00	Midvale Pavement Preservation
134464	10/23/2019	Kilgore Pavement Maintenance	1103527-6	4,094.06	PAVEMENT PRESERVATION
134424	10/16/2019	KLEINFIELD, MARK E.	08.14.19HEARING_B	350.00	MEN'S TRIBAL HOUSE_SHANE ERIKSEN
134382	10/07/2019	Laura Magness	10319LM.EXP	351.43	UTAH PIO ANNUAL CONFERENCE
134425	10/16/2019	LEGACY EQUIPMENT COMPANY	00094248	789.74	Side Broom & Brom Poly
134465	10/23/2019	LEGACY EQUIPMENT COMPANY	00094367	554.76	Vactor Hose & Clamps
134465	10/23/2019	LEGACY EQUIPMENT COMPANY	00094411	386.76	Tools for Camera Truck
134337	10/02/2019	LEGISLATIVE PRINTING	20124	205.00	ut code supplement-court
134505	10/30/2019	LEGISLATIVE PRINTING	20150	80.00	ut code supplement-court
134383	10/07/2019	LES OLSON COMPANY	879824	783.95	COPIER CONTRACT
134426	10/16/2019	LES OLSON COMPANY	46997	140.00	PW SHARP COPIER-REPAIR
134426	10/16/2019	LES OLSON COMPANY	882763	480.00	Sharp Copier AGREEMENT 9/22/19-9/21/20
134338	10/02/2019	Leslie Coleman	CASELLE2019	78.00	Caselle Conference 2019
134506	10/30/2019	Maristela Colorado Arce	10092019	136.44	INTERPRETER SERVICES
134339	10/02/2019	MC GEE'S STAMP & TROPHY CO.	12556	24.00	Signature stamp for DAVE S
134340	10/02/2019	Meagan Evans	CASELLE2019	78.00	Caselle Conference 2019
134384	10/07/2019	METER WORKS	1618	4,151.00	Installation and Meter Lids
134384	10/07/2019	METER WORKS	1620	1,219.00	Meter & Compsite Lids
134427	10/16/2019	MILLER PAVING, INC.	37247	212,086.93	2019 Roadway Improvement Project
134466	10/23/2019	MILLER PAVING, INC.	37296	14,013.20	2019 Roadway Improvement Project

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134341	10/02/2019	MODERN DISPLAY	848860	5,000.00	Christmas Display 2019 City Hall
134467	10/23/2019	NAPA AUTO PARTS	4383-00-089823	70.94	Parts for GPS Install on Dump Truck
134467	10/23/2019	NAPA AUTO PARTS	4383-00-090081	4.60	Parts for GPS Install on Dump Truck
134467	10/23/2019	NAPA AUTO PARTS	4383-00-092367	507.62	Parts for GPS Install on Dump Truck
134467	10/23/2019	NAPA AUTO PARTS	692-00-108805	26.85	Bulk Wire for GPS inputs
901251	10/03/2019	NATIONAL BENEFIT SERVICES	714362	50.00	NBS Admin Fees
901258	10/31/2019	NATIONAL BENEFIT SERVICES	716770	18.00	Cafeteria plan debit card fee
901258	10/31/2019	NATIONAL BENEFIT SERVICES	717654	50.00	NBS Admin Fees
901258	10/31/2019	NATIONAL BENEFIT SERVICES	CP232283	482.91	Claims Paid Invoice
134522	10/30/2019	NEARMAP US INC	133238	4,000.00	Annual Subscription
134428	10/16/2019	Newspaper Management Co.	12316	2,950.00	City Journal Newsletter
134342	10/02/2019	NOLAND & SON	7192	148,368.50	JVWCD Retail Area Takeover Project
134342	10/02/2019	NOLAND & SON	NOLAND7.31.19	131,435.00	JVWCD Retail Area Takeover Project
134429	10/16/2019	Norco Inc	27358299	4,109.00	Gas Monitors for Trucks
134468	10/23/2019	OCCUPATIONAL HEALTH CARE INT'L	88532	50.00	D.O.T requried Random Drug Testing
134385	10/07/2019	OFFICE DEPOT, INC	378886150001	7.62	OFFICE SUPPLIES
134507	10/30/2019	OFFICE DEPOT, INC	390364227001	117.96	SUPPLIES
134507	10/30/2019	OFFICE DEPOT, INC	390368280001	12.86	OFFICE SUPPLIES-HR
134507	10/30/2019	OFFICE DEPOT, INC	390882000001	9.18	OFFICE SUPPLIES
134386	10/07/2019	O'REILLY AUTOMOTIVE INC	2841-306855	10.99	grease hose
134430	10/16/2019	O'REILLY AUTOMOTIVE INC	2841-308696	12.34	Flasher relay unit 152
134343	10/02/2019	PAUL HANSEN ASSOCIATES, LLC	9.13.19ENGREVIEW	375.00	ENGINEERING REVIEW SERVICES
134344	10/02/2019	PEAK ALARM COMPANY	983449	116.34	Monitoring-697 W Center+
134344	10/02/2019	PEAK ALARM COMPANY	983488	126.36	Alarm Monitoring-Museum
134344	10/02/2019	PEAK ALARM COMPANY	983489	116.58	Alarm Monitoring-Art Center
134508	10/30/2019	PEAK ALARM COMPANY	987881	147.99	Monitoring-City Hall
134508	10/30/2019	PEAK ALARM COMPANY	988344	124.23	Monitoring-Pump House
134469	10/23/2019	Perpetual Storage	111561	157.55	Courier Service
134509	10/30/2019	PRECISION CONCRETE CUTTING	UT35992JT	20,000.00	ROAD IMPROVEMENT
134387	10/07/2019	Premier Truck Group	775117445	166.10	Filters for Unit 151-153
134387	10/07/2019	Premier Truck Group	775118205	104.22	Filters for Unit 102
134470	10/23/2019	Premier Truck Group	775124171	241.56	Fender Liner
134470	10/23/2019	Premier Truck Group	CM775124017	208.05-	Return on Shield SPL
134431	10/16/2019	PRESIDIO NETWORKED SOLUTIONS	6011219003207	1,190.00	GLOBAL PROTECT SUBSCRIPTION
134345	10/02/2019	PUBLIC HERO, LLC	IVPH13048	64.98	Business Cards Audrey Cullimore
134388	10/07/2019	PUBLIC HERO, LLC	IVPH13055	324.90	Public works businss cards
134432	10/16/2019	PUBLIC HERO, LLC	IVPH13063	64.98	Businss Cards Gerry Wayne

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134346	10/02/2019	QUICKSILVER CONCRETE INC	5640	48,561.81	CONCRETE PROJECT AT VARIOUS LOCATIONS (734-
134346	10/02/2019	QUICKSILVER CONCRETE INC	5663	93,359.16	CONCRETE PROJECT AT VARIOUS LOCATIONS (734-
134433	10/16/2019	REAM'S FOOD STORES	164601	116.10	Boots for Steve B
134510	10/30/2019	REAM'S FOOD STORES	164603	241.20	Boots & Bibs for Brody K
134510	10/30/2019	REAM'S FOOD STORES	164604	241.20	Boots & Bibs for Jason B
134510	10/30/2019	REAM'S FOOD STORES	164605	241.20	Boots & Bibs for Duke B
134510	10/30/2019	REAM'S FOOD STORES	164606	241.20	Boots & Bibs for Scott
134510	10/30/2019	REAM'S FOOD STORES	164607	241.20	Boots & Bibs for Barry
134510	10/30/2019	REAM'S FOOD STORES	164608	241.20	Boots & Bibs for Errol
134510	10/30/2019	REAM'S FOOD STORES	164609	241.20	Bibs for Cam B
134510	10/30/2019	REAM'S FOOD STORES	164611	243.00	Steal toe boots for Lalo & Marco
134510	10/30/2019	REAM'S FOOD STORES	164612	241.20	Bibs for Jim W
134510	10/30/2019	REAM'S FOOD STORES	164613	286.20	Muck Boots for Bud & Tony
134347	10/02/2019	REZA ZOHAIRY	09102019	27.86	INTERPRETER
134471	10/23/2019	REZA ZOHAIRY	10022019	18.57	INTERPRETER
134511	10/30/2019	ROBYN ANDERSON	1Q2020RA	250.00	PLANNING COMMISSION ATTENDANCE PAY
134348	10/02/2019	Rocky Mountain Power	26281606-0129SEPT19	3,136.50	Electrical Service/ Buildings
134348	10/02/2019	Rocky Mountain Power	26281606-0145SEPT19	1,046.14	Electrical Services/ Parks
134348	10/02/2019	Rocky Mountain Power	33053056.0029SEPT19	2,768.29	Electrical Service/ Buildings
134348	10/02/2019	Rocky Mountain Power	33053056-0045SEPT19	20,536.83	Electrical Services/ Storm Drain
134389	10/07/2019	Rocky Mountain Power	26281606-0061SEPT19	1,139.32	Electrical Service/Sewer
134389	10/07/2019	Rocky Mountain Power	33053056-0037SEPT19	1,094.25	Electrical Services/ Parks
134349	10/02/2019	Rocky Mountain QC, Inc	6442	927.50	2019 Roadway project
134434	10/16/2019	Rocky Mountain QC, Inc	6485	355.00	2019 Roadway project
134435	10/16/2019	Rocky Mountain Valves & Automation	8452-10998	28.64	PRV Parts
134350	10/02/2019	SAFETY SUPPLY & SIGN CO INC	170125	394.56	No parking signs
134472	10/23/2019	SAFETY SUPPLY & SIGN CO INC	170334	1,413.30	Zone Signs / Posts and Anchors
134473	10/23/2019	Salt Lake County	EFC0000236	5,000.00	UPDES Share Costs
134351	10/02/2019	SALT LAKE COUNTY MAYORS ADMIN	433	23,522.00	ANIMAL SERVICES JULY2019/JUNE2020
134351	10/02/2019	SALT LAKE COUNTY MAYORS ADMIN	434	23,522.00	ANIMAL SERVICES JULY2019/JUNE2020
134436	10/16/2019	SAM'S CLUB	SAMSCLUB092019	239.84	Quarterly Meeting
134352	10/02/2019	SANDY CITY	36497-01AUG19	113.88	FLouridation in Sandy Blding
134437	10/16/2019	SANDY CITY	36497-01SEPT19	115.59	FLouridation in Sandy Blding
134353	10/02/2019	SCHMIDT SIGN SERVICE INC.	T77157	260.00	LOGO DECALS
134390	10/07/2019	SCHMIDT SIGN SERVICE INC.	T77202	119.00	Small Midvale Logo Decals
134354	10/02/2019	SKYMAIL INTERNATIONAL INC.	175220	190.95	CITY HALL POSTAGE
134354	10/02/2019	SKYMAIL INTERNATIONAL INC.	175221	2,503.50	GARBAGE

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134391	10/07/2019	SKYMAIL INTERNATIONAL INC.	61012	5,462.38	Public works mailings
134438	10/16/2019	SKYMAIL INTERNATIONAL INC.	175309	290.74	CITY HALL POSTAGE
134438	10/16/2019	SKYMAIL INTERNATIONAL INC.	175310	2,840.59	GARBAGE
134438	10/16/2019	SKYMAIL INTERNATIONAL INC.	175412	227.32	CITY HALL POSTAGE
134438	10/16/2019	SKYMAIL INTERNATIONAL INC.	175413	219.36	GARBAGE
134438	10/16/2019	SKYMAIL INTERNATIONAL INC.	175516	141.41	CITY HALL POSTAGE
134438	10/16/2019	SKYMAIL INTERNATIONAL INC.	175517	2,501.32	GARBAGE
134512	10/30/2019	SKYMAIL INTERNATIONAL INC.	175806	253.28	CITY HALL POSTAGE
134439	10/16/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13577	3,546.02	Accident Damage Repair @ 7600 S main St
134439	10/16/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13669	15,437.08	Signal Maintenance
134439	10/16/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13670	9,819.45	Maintenance Schedule 13-Street Lights
134439	10/16/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13729	2,976.22	Street Lighting Power Bill
134439	10/16/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13730	793.71	Signal Maintenance
134474	10/23/2019	SL COUNTY PUBLIC WORKS DEPT.	19-13728	6,139.42	Accident Damage Reapir
134355	10/02/2019	SOUTH VALLEY WATER RECLAMATIO	DRAW 6	3,544.30	Bond project - phosphorous & grit removal
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18DSR09.19	753.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18R&M09.19	376.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18RM&A09.19	64,289.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	7/30/19BOND10.19	12,866.10	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	7/30/19SVWR08.19	12,866.10	Monthly Operational Billings 07.2019 to 12.2019
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	7/30/19SVWR09.19	12,866.10	Monthly Operational Billings 07.2019 to 12.2019
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	8/12/19YDM07.19	251.41	Monthly Operational Billings 07.2019 to 12.2019
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	9.18.19BONDTRUSTEE	212.23	Bond Trust Fee Reimbursement
134392	10/07/2019	SOUTH VALLEY WATER RECLAMATIO	9/9/19YDM08.19	184.70	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134475	10/23/2019	SPRINT	651099813-142	75.98	WIRELESS AIRCARD
134513	10/30/2019	SPRINT	172659815-142	77.22	PHONE SERVICE
134440	10/16/2019	STANDARD PLUMBING SUPPLY CO.	KCF911	38.62	Regal Repair Kit / Bulk
134440	10/16/2019	STANDARD PLUMBING SUPPLY CO.	KCPH41	23.94	Toilet at UPD
134441	10/16/2019	STATE FIRE SALES & SERVICE	U5567070E	97.18	Fire extinguisher maintenance
134441	10/16/2019	STATE FIRE SALES & SERVICE	U5602603E	40.00	ANNUAL FIRE EXTINGUISHER CHECK
134356	10/02/2019	STATE OF UTAH	2070000174	1,750.00	Storm Water permit 2020 Fiscal
901252	10/07/2019	State of Utah	UNCLAIM PROP 2019	4,329.10	2019 Unclaimed Property Filing
134476	10/23/2019	STATE OF UTAH GASCARD	NP57032805	4,166.92	Diesel
134442	10/16/2019	STATE OF UT-DEPT COMM	09302019 BLDG PERMI	1,841.32	Building permit surcharges remittance
134477	10/23/2019	Stowell & Crayk PLLC	10012019	8,400.00	Public Defender
134478	10/23/2019	Sunbelt Rentals	94518317-0001	359.86	Skidsteer Rental for Spread Soft fall
134357	10/02/2019	SUNRISE ENGINEERING, INC.	0105450	20,254.41	Inspection & Building Official Services

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134514	10/30/2019	Sunstone Corporation	15.008219	1,500.00	Bond Release for permit #6930
134514	10/30/2019	Sunstone Corporation	15.008439	1,500.00	Bond Release for permit #6932
134514	10/30/2019	Sunstone Corporation	15.008501	6,000.00	Bond Release for permits 6925-26 & 6928-32
134393	10/07/2019	SWIRE COCA-COLA USA, INC.	13301210417	47.88	POP FOR COKE MACHINE
134515	10/30/2019	TAYLER JENSEN	1Q2020TJ	50.00	PLANNING COMMISSION ATTENDANCE PAY
134479	10/23/2019	THE TROPHY CASE INC	78242	322.50	RIBBONS FOR HARVEST DAYS PARADE
134394	10/07/2019	THOMAS REUTERS	840722156	194.65	Westlaw Subscription
134394	10/07/2019	THOMAS REUTERS	840890121	194.65	Westlaw Subscription
134358	10/02/2019	TIMMERMAN, SHERRI	7800	78.00	sherri Timmerman travel reimbursement Caselle Training
134359	10/02/2019	Trailblazer Controls	2500	6,510.00	Parts for Water Dept Monitor Digital output, relay
134443	10/16/2019	TRANS-JORDAN CITIES LANDFILL	9201	13,215.06	Landfill Services
134444	10/16/2019	UNIFIED POLICE DEPARTMENT	4893	718,896.00	2020 contract for UPD
134360	10/02/2019	UNIFIRST CORPORATION	356 2150954	63.77	MAT SERVICE
134360	10/02/2019	UNIFIRST CORPORATION	356 2150955	24.08	FLEET Uniforms
134395	10/07/2019	UNIFIRST CORPORATION	356 2152960	24.08	FLEET Uniforms
134445	10/16/2019	UNIFIRST CORPORATION	356 2155030	63.77	MAT SERVICE
134445	10/16/2019	UNIFIRST CORPORATION	356 2155031	24.08	FLEET Uniforms
134480	10/23/2019	UNIFIRST CORPORATION	356 2126261	57.93	MAT SERVICE
134480	10/23/2019	UNIFIRST CORPORATION	356 2156576	73.25	MAT SERVICE
134480	10/23/2019	UNIFIRST CORPORATION	356 2157045	24.08	FLEET Uniforms
134516	10/30/2019	UNIFIRST CORPORATION	356 2159118	63.77	MAT SERVICE
134516	10/30/2019	UNIFIRST CORPORATION	356 2159119	24.08	FLEET Uniforms
134516	10/30/2019	UNIFIRST CORPORATION	356 2161117	24.08	FLEET Uniforms
134446	10/16/2019	UT STATE TAX COMMISSION	09302019 SALES TAX	316.10	Qtrly sales tax remittance for Jul - Sep 2019
134447	10/16/2019	UTAH CORRECTIONAL INDUSTRIES	207UC0000000826	95.20	DOOR HANGER-WATER SERVICE NOTICE
134396	10/07/2019	UTAH INFRASTRUCTURE AGENCY	UIA-C0683	1,391.75	Monthly UIA CUE billing
134396	10/07/2019	UTAH INFRASTRUCTURE AGENCY	UIAW52748	1,871.41	UIAW52748 Utopia Contract Payoff
134481	10/23/2019	UTAH INFRASTRUCTURE AGENCY	2706	1,284.00	MONTHLY INVOICE-
134361	10/02/2019	UTAH LOCAL GOVERNMENTS TRUST	1577734	286.21	Auto Physical Damage Endorsement
134482	10/23/2019	UTAH LOCAL GOVERNMENTS TRUST	1578350	3,994.72	Workers Comp Monthly Fee
134362	10/02/2019	UTAH MEDIA GROUP	15045	150.45	NEWSPAPER SUSCRIPTION RENEWAL
134397	10/07/2019	UTAH MEDIA GROUP	9001344979SEPT2019	251.84	LEGAL NOTICES
134398	10/07/2019	UTAH STATE TREASURER	09-2019 SURCHARGE	25,876.02	REMITTANCE OF COURT SURCHARGES TO STATE
134363	10/02/2019	UTAH YAMAS CONTROLS	83136	412.50	Card Reader
134483	10/23/2019	UTOPIA	03729	107.00	UTOPIA MONTHLY INVOICE
134399	10/07/2019	VERIZON WIRELESS	9838154942	1,005.20	Public Works cell phones
134484	10/23/2019	VERIZON WIRELESS	9840183309	497.46	suspended billing building dept phones

	Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
	134400	10/07/2019	VLCM	630226	960.00	TONER
	134448	10/16/2019	VLCM	631276	4,167.12	VLCM/Mitel Silver Support Renewal, 1-year, No Phones
	134517	10/30/2019	VODA Landscape & Planning	19.49	2,170.00	Continuing work on Main Street Form-Based Code
	134364	10/02/2019	WARNER TRUCK CENTERS	R101113582:01	204.60	Vehicle Service/ quality Check
	134485	10/23/2019	WASATCH STEEL, INC.	92763	62.00	Steel for Snow Plow
	134518	10/30/2019	WASATCH STEEL, INC.	93452	1.95	Steel for Headstone Removal tool
	134365	10/02/2019	WATER ENVIRONMENT FEDERATION	WEF2019_K.LUDWIG	59.00	Membership update for Keith Ludwig
	134366	10/02/2019	West Coast Code Consultants	UT19-555-008	680.00	REVIEW OF SOLAR PERMIT APPLICATIONS
	134519	10/30/2019	West Coast Code Consultants	UT19-555-002	170.00	REVIEW OF SOLAR PERMIT APPLICATIONS
	134519	10/30/2019	West Coast Code Consultants	UT19-555-009	680.00	REVIEW OF SOLAR PERMIT APPLICATIONS
	134486	10/23/2019	Western Technologies Inc	61490460	4,335.75	2017-2020 PAVEMENT MANAGEMENT PROJECT
	134367	10/02/2019	Western Water Works Supply CO, Inc.	545188-00	494.60	Parts for Fluoride project
	134401	10/07/2019	Western Water Works Supply CO, Inc.	540033-00	7,996.38	Hydrant Parts
	134368	10/02/2019	XCEL General Contracting	EXCEL9958	971.50	Hydrant Rental Refund
	901254	10/07/2019	XPRESS BILL PAY	42569	2,050.86	XBP payment processing fees
	134520	10/30/2019	ZACHARY RYAN SMALLWOOD	1Q2020ZS	250.00	Planning Commissioner Attendance Pay
(1)	901256	10/15/2019	ZIONS BANK	10/01/2019Pcard	16,437.88	October 2019 P-Card Transactions
	901257	10/22/2019	ZIONS BANK	ANALYSIS 09/2019	537.80	Analysis fee
	134369	10/02/2019	ZIONS BANK CORPORATE TRUST	UTOPIA 09232019	74,540.12	Utopia pledge payments
	134521	10/30/2019	ZIONS BANK CORPORATE TRUST	UTOPIA 10242019	74,540.12	Utopia pledge payments
	Grand Totals:				2,794,590.35	

(1) Please see attached report for p-card transactions.

Report Criteria:

Invoice.Invoice number = "10/01/2019Pcard"

Invoice	Merchant Name	Description	Total Cost	GL Account
10/01/2019Pcard				
10/01/2019Pcard	1000 Degrees Pizza	Council Dinner credit - will be coming (they charged tax)	89.90	10-4111-310-000
10/01/2019Pcard	1000 Degrees Pizza	Credit Voucher 1000 Degrees Pizza - credited due to charging tax	89.90-	10-4111-610-000
10/01/2019Pcard	1000 Degrees Pizza	Council Members dinner - 1000 Degrees Pizza	95.51	10-4111-610-000
10/01/2019Pcard	1000 Degrees Pizza	Pizza for Master plan lunch	78.20	51-5100-310-000
10/01/2019Pcard	ADOBE	Subscription - Adobe *stock	29.99	10-4131-210-000
10/01/2019Pcard	ADOBE	Adobe *creative Cloud - Subscription	39.99	10-4131-210-000
10/01/2019Pcard	AIRGAS USA, LLC	Medal for Christmas lights	212.59	41-4983-719-002
10/01/2019Pcard	AMAZON.COM	Amazon wireless keyboard - Sherrie Reynolds Logitech MK5500	45.99	10-4131-610-000
10/01/2019Pcard	AMAZON.COM	KVM switch for IT technician to assist with provisioning desktop/lapto	18.88	10-4136-240-400
10/01/2019Pcard	AMAZON.COM	Speakers for IT tech.	20.99	10-4136-480-100
10/01/2019Pcard	AMAZON.COM	Refund order processed for folio keyboard that was incorrect size for	59.99-	10-4136-480-200
10/01/2019Pcard	AMAZON.COM	Original folio keyboard purchased for IT technician iPad. However, w	59.99	10-4136-480-200
10/01/2019Pcard	AMAZON.COM	Dell laptop battery to replace the bad one for the meter tech.	66.66	10-4136-480-200
10/01/2019Pcard	AMAZON.COM	Purchased folio keyboard for IT technician iPad.	49.99	10-4136-480-200
10/01/2019Pcard	AMAZON.COM	Speakers for Dalin, Dave, Janice & Leslie	139.96	10-4150-240-000
10/01/2019Pcard	AMAZON.COM	New check printer for accounts payable	298.90	10-4150-240-000
10/01/2019Pcard	AMAZON.COM	Keyboard & Mouse for Leslie in Finance	59.99	10-4150-240-000
10/01/2019Pcard	AMAZON.COM	Speakers for Meagan	34.99	10-4150-240-000
10/01/2019Pcard	AMAZON.COM	Amazon delivery credit for computer refund.	72.00-	10-4150-240-000
10/01/2019Pcard	AMAZON.COM	Adjustable desk riser for Engineering (GIS) Prabin Pradhan	34.90	10-4412-610-000
10/01/2019Pcard	AMAZON.COM	Computer mouse for Engineering (GIS) Prabin Prahan	19.99	10-4412-610-000
10/01/2019Pcard	AMAZON.COM	Dogipots	275.38	10-4510-250-000
10/01/2019Pcard	AMAZON.COM	Amazon order for (2) Monitor stands for Nicole Collins	38.90	10-4620-610-000
10/01/2019Pcard	AMAZON.COM	PW radios for emergency management return	23.95-	62-4971-430-600
10/01/2019Pcard	AMAZON.COM	PW two way radio battery charger for emergency management	23.99	62-4971-430-600
10/01/2019Pcard	AMAZON.COM	PW radio batteries for Emergency Management	87.00	62-4971-430-600
10/01/2019Pcard	AMAZON.COM	PW radio belt clips for Emergency Management	28.89	62-4971-430-600
10/01/2019Pcard	AMAZON.COM	PW radio batteries for Emergency Management	152.25	62-4971-430-600
10/01/2019Pcard	AMAZON.COM	PW radio batteries for Emergency Management	21.75	62-4971-430-600
10/01/2019Pcard	AMAZON.COM	PW radio antennas for Emergency Management	23.95	62-4971-430-600
10/01/2019Pcard	AMAZON.COM	PW radio desktop chargers for Emergency Management	108.00	62-4971-430-600
10/01/2019Pcard	AOC Education Department	Alena clerk fall con.	75.00	10-4120-330-000
10/01/2019Pcard	AOC Education Department	Cynthia clerk fall con.	75.00	10-4120-330-000
10/01/2019Pcard	AOC Education Department	Dena clerk fall con.	75.00	10-4120-330-000
10/01/2019Pcard	AOC Education Department	Georgia clerk fall con.	75.00	10-4120-330-000
10/01/2019Pcard	AOC Education Department	Mara clerk fall con.	75.00	10-4120-330-000
10/01/2019Pcard	APA, UTAH CHAPTER	APA 2019 Fall Conference for Jana Ward	287.00	10-4610-330-000

Invoice	Merchant Name	Description	Total Cost	GL Account
10/01/2019Pcard	APA, UTAH CHAPTER	APA 2019 Fall Conference for Alex Murphy	287.00	10-4610-330-000
10/01/2019Pcard	APPLE SPICE JUNCTION	Council members dinner	179.80	10-4111-610-000
10/01/2019Pcard	APPLE, INC.	IT department test iPads.	1,902.00	10-4136-480-100
10/01/2019Pcard	APPLE, INC.	Apple Pencils and AppleTV for the IT Department.	437.00	10-4136-480-100
10/01/2019Pcard	APPLE, INC.	apple pens for council iPads.	242.00	10-4136-480-200
10/01/2019Pcard	APPLICANTPRO	Operator I position announcement	75.00	10-4134-220-000
10/01/2019Pcard	ASPHALT MATERIALS INC	Concrete	191.90	10-4410-410-200
10/01/2019Pcard	BCI/UTAH	TAC conference fee	100.00	10-4145-330-000
10/01/2019Pcard	CDL TESTING & TRAINING UTAH	CDL Testing for Austin Allen	208.00	51-5100-330-000
10/01/2019Pcard	CONSOLIDATED ELECTRICAL DIST.	Cord for Welder	111.95	41-4983-719-002
10/01/2019Pcard	DELTA AIR LINES, INC.	Delta Luggage for Jim	30.00	52-5200-230-000
10/01/2019Pcard	DELTA AIR LINES, INC.	Delta luggage for Jim	30.00	52-5200-230-000
10/01/2019Pcard	Dollar General 19308	Bleach	6.70	51-5100-420-200
10/01/2019Pcard	ENTERPRISE RENT A CAR	Rental Car Seattle	72.99	10-4412-230-000
10/01/2019Pcard	ENTERPRISE RENT A CAR	Rental Car Seattle	73.00	10-4450-230-000
10/01/2019Pcard	ENTERPRISE RENT A CAR	Rental Car Seattle	73.00	10-4510-230-000
10/01/2019Pcard	ENTERPRISE RENT A CAR	Rental Car Seattle	73.00	52-5200-230-000
10/01/2019Pcard	ENTERPRISE RENT A CAR	Rental Car Seattle	73.00	62-4971-230-000
10/01/2019Pcard	GoDaddy.com, LLC	ssl certificate renewal for securing vpn client connections.	79.99	10-4136-210-000
10/01/2019Pcard	HARBOR FREIGHT TOOLS	Tools for sewer	31.98	52-5200-250-000
10/01/2019Pcard	HOME DEPOT	Hardware	21.23	10-4160-250-000
10/01/2019Pcard	HOME DEPOT	Parts for City Hall Bench	5.24	10-4160-250-000
10/01/2019Pcard	HOME DEPOT	Paint supplies	16.44	10-4160-250-000
10/01/2019Pcard	HOME DEPOT	Tool for blding dept	9.37	10-4160-250-000
10/01/2019Pcard	HOME DEPOT	Broken Fence	22.33	10-4510-250-000
10/01/2019Pcard	HOME DEPOT	Product return	70.36-	10-4510-250-000
10/01/2019Pcard	HOME DEPOT	Supplies install park benches	93.36	10-4510-250-000
10/01/2019Pcard	HOME DEPOT	Concrete for message board install	42.12	10-4510-250-000
10/01/2019Pcard	HOME DEPOT	for Christmas lights	94.09	41-4983-719-002
10/01/2019Pcard	HOME DEPOT	for Christmas Lights	229.00	41-4983-719-002
10/01/2019Pcard	HOME DEPOT	for sewage	304.00	51-5100-250-000
10/01/2019Pcard	HOME DEPOT	tools for sewer	27.85	52-5200-250-000
10/01/2019Pcard	IPMA (INTERNATIONAL PERSONNEL	RORI CERTIFICATION - Ipma-Hr -	200.00	10-4134-330-000
10/01/2019Pcard	JORDAN MOWER INC	Jordan Mower Chains	79.96	10-4510-250-000
10/01/2019Pcard	MC GEE'S STAMP & TROPHY CO.	Notary Stamp- Alison Canar	39.51	30-4101-250-000
10/01/2019Pcard	MICROSOFT STORE	Windows 10 Pro license for Fleet apprentice mechanic laptop.	106.17	10-4136-480-250
10/01/2019Pcard	MIDVALE MINING COMPANY	August safety awards	420.00	10-4152-620-200
10/01/2019Pcard	Po Boyz Karpet Inc	Carpet for Alan's office	381.90	10-4160-250-000
10/01/2019Pcard	Po Boyz Karpet Inc	Public works office	400.00	10-4160-250-000
10/01/2019Pcard	POSITIVE PROMOTIONS	wall calender	209.95	10-4150-240-000
10/01/2019Pcard	POSITIVE PROMOTIONS	Employee safety award - bags for December	778.33	10-4152-620-200

Invoice	Merchant Name	Description	Total Cost	GL Account
10/01/2019Pcard	SanmarCorp	T-shirts for volunteers	244.53	10-4152-620-100
10/01/2019Pcard	SHERWIN-WILLIAMS COMPANY	paint for Streets	25.37	10-4410-610-000
10/01/2019Pcard	Silver State Consulting	Judge Training sovereign Citizen & Domestic Terrorism	85.00	10-4120-330-000
10/01/2019Pcard	SLC International Airport	Parking at Airport Jim Walkingshaw	43.00	52-5200-230-000
10/01/2019Pcard	Springhill Suites Seattle Down	Seattle SpringHill Suites- David Clark	1,094.64	10-4412-230-000
10/01/2019Pcard	Springhill Suites Seattle Down	Seattle Springhill Suites	1,241.76	10-4450-230-000
10/01/2019Pcard	Springhill Suites Seattle Down	Seattle Springhill Suites- Brian Hullinger	1,094.64	10-4510-230-000
10/01/2019Pcard	Springhill Suites Seattle Down	Seattle SpringHill Suites- Jim Walkingshaw	1,094.64	52-5200-230-000
10/01/2019Pcard	Springhill Suites Seattle Down	Seattle SpringHill Suites- Levi McNeill	1,094.64	62-4971-230-000
10/01/2019Pcard	Travelocity	Return Fee on Car rental	76.56-	10-4412-230-000
10/01/2019Pcard	Travelocity	return on car insurance for rental	10.00-	10-4412-230-000
10/01/2019Pcard	Travelocity	Return Fee on Car rental	76.57-	10-4450-230-000
10/01/2019Pcard	Travelocity	return on car insurance for rental	10.00-	10-4450-230-000
10/01/2019Pcard	Travelocity	Car rental seattle	50.00	10-4450-230-000
10/01/2019Pcard	Travelocity	Return Fee on Car rental	76.56-	10-4510-230-000
10/01/2019Pcard	Travelocity	return on car insurance for rental	10.00-	10-4510-230-000
10/01/2019Pcard	Travelocity	Return Fee on Car rental	76.56-	52-5200-230-000
10/01/2019Pcard	Travelocity	return on car insurance for rental	10.00-	52-5200-230-000
10/01/2019Pcard	Travelocity	Return Fee on Car rental	76.56-	62-4971-230-000
10/01/2019Pcard	Travelocity	return on car insurance for rental	10.00-	62-4971-230-000
10/01/2019Pcard	Uber	Garrett IMLA conference transportation	5.46	10-4145-230-000
10/01/2019Pcard	Uber	Garrett IMLA conference transportation TIP	3.00	10-4145-230-000
10/01/2019Pcard	Uber	Garrett IMLA conference transportation	16.45	10-4145-230-000
10/01/2019Pcard	Uber	Garrett IMLA conference transportation TIP	3.00	10-4145-230-000
10/01/2019Pcard	UCMA, C/O Spencer Kyle	fall conference - Utah City Mgmt Assoc Bryce Haderlie	30.00	10-4131-330-000
10/01/2019Pcard	UTAH FLOODPLAIN MANAGEMT ASC.	Credit voucher- SW association Brett Bohman	30.00-	10-4412-230-000
10/01/2019Pcard	UTAH LEAGUE OF CITIES & TOWNS	Registration for Urban League of Cities Workshop for Public Officials	100.00	10-4610-310-000
10/01/2019Pcard	VERIZON WIRELESS	Verizon IPAD	27.32	10-4410-290-000
10/01/2019Pcard	VERIZON WIRELESS	Verizon IPAD	81.96	10-4412-290-000
10/01/2019Pcard	VERIZON WIRELESS	Verizon IPAD	27.32	10-4510-290-000
10/01/2019Pcard	VERIZON WIRELESS	Verizon Wireless (2) iPads for Building Department	54.64	10-4640-290-000
10/01/2019Pcard	VERIZON WIRELESS	Verizon Wireless (2) iPads for Building Department	54.64	10-4640-290-000
10/01/2019Pcard	VERIZON WIRELESS	Verizon IPAD	81.96	51-5100-290-000
10/01/2019Pcard	VERIZON WIRELESS	Verizon IPAD	27.32	52-5200-290-000
10/01/2019Pcard	VERIZON WIRELESS	Verizon IPAD	27.32	54-5400-290-000
10/01/2019Pcard	WAL MART	Salad for Council Dinner	29.60	10-4111-610-000
Total 10/01/2019Pcard:			16,437.88	
Grand Totals:			16,437.88	

Report GL Period Summary

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134581	11/20/2019	A Israel Gonzalez	10312019	39.80	Interpreter
134582	11/20/2019	A Plus Tree Inc	0113682	810.00	Tree Removal Service
134550	11/13/2019	A TO Z LANDSCAPING, INC.	23699	16,247.85	Landscaping Services
134583	11/20/2019	A TO Z LANDSCAPING, INC.	23715	1,980.00	Bi-Coders for Dog Park
134584	11/20/2019	ACE DISPOSAL, INC.	2001294	289.42	Waste disposal fees
134584	11/20/2019	ACE DISPOSAL, INC.	2001505	1,816.98	Waste disposal fees
134584	11/20/2019	ACE DISPOSAL, INC.	ACE 10/2019	73,459.42	Recycling tipping fees
134551	11/13/2019	All Pro Security LLC	2019-1752	3,895.00	Bailiffs
134625	11/26/2019	All Pro Security LLC	2019-1876	2,995.00	Bailiffs
901261	11/06/2019	AMERICAN EXPRESS	AMEX 10/2019	674.13	Merchant fees
134523	11/06/2019	American Loans	15.008318	4,430.00	Bond release for permit(s) 7968 & 8390
134523	11/06/2019	American Loans	15.008319	4,430.00	Bond release for permit(s) 7969 & 8391
134552	11/13/2019	APELLO	110132-1119	204.46	MONTHLY AFTER HOURS PHONE SERVICE plus Units
134524	11/06/2019	ASPHALT MATERIALS INC	92173	124.89	Asphalt/Conrete - Streets
134553	11/13/2019	ASPHALT MATERIALS INC	91701	10.00	Asphalt/Concrete-Water
134553	11/13/2019	ASPHALT MATERIALS INC	91703	57.02	Asphalt/Concrete-Water
134553	11/13/2019	ASPHALT MATERIALS INC	92428	219.46	Asphalt/Concrete-Water
134553	11/13/2019	ASPHALT MATERIALS INC	92429	213.96	Asphalt/Concrete-Storm Drain
134585	11/20/2019	ASPHALT MATERIALS INC	92904	33.18	Asphalt/Conrete - Streets
134585	11/20/2019	ASPHALT MATERIALS INC	92905	592.32	Asphalt/Conrete - Streets
134585	11/20/2019	ASPHALT MATERIALS INC	92906	91.02	Asphalt/Conrete - Streets
134585	11/20/2019	ASPHALT MATERIALS INC	92907	576.60	Asphalt/Concrete-Water
134554	11/13/2019	BARRICADE SERVICES & SALES	10031292	1,163.30	Barricades for 900 E
134555	11/13/2019	Beck Construction & Excavation	522	72,792.75	2019 Midvale storm drain project
134586	11/20/2019	Beck Construction & Excavation	523	33,183.25	2019 Midvale storm drain project
134525	11/06/2019	BESTSHRED, LLC	2523102419	140.00	SHREDDING SERVICE
134587	11/20/2019	BLUE STAKES OF UTAH	UT20192224	379.44	E-mail Notifications
134587	11/20/2019	BLUE STAKES OF UTAH	UT20192225	74.40	E-mail Notifications
134626	11/26/2019	BOWEN, COLLINS & ASSOCIATES	22478	189.00	2019 STORM DRAIN PROJECTS 9.28.19 TO 11.01.19
134588	11/20/2019	BUILDERS FIRSTSOURCE INC	5482987	11.04	Concrete for Thrust Blocks
134526	11/06/2019	CAPSTONE STRATEGIES, LLC	NOV2019	2,333.00	GOVERNMENT & LEGISLATIVE RELATIONS-LOBBYIN
134556	11/13/2019	CAPSTONE STRATEGIES, LLC	CAPSTONEOCT2019	2,333.00	Legislative Relations & Lobbying
134557	11/13/2019	CASELLE, INC.	98554	2,453.00	CASELLE MAINTENANCE AND SUPPORT
134627	11/26/2019	CHAMPION FAB & SUPPLY CO.	SL296141	127.20	REBAR / Tie Wire
134627	11/26/2019	CHAMPION FAB & SUPPLY CO.	SL296157	15.00	Block for rebar / Concrete Pad's
134627	11/26/2019	CHAMPION FAB & SUPPLY CO.	SL296180	35.00	Concrete Tools
901260	11/06/2019	CHASE PAYMENTECH	PAYMENTECH 10/2019	4,830.06	Merchant fees

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134527	11/06/2019	CHEMTECH-FORD, INC.	19J0668	380.00	WATER SAMPLES
134558	11/13/2019	CHEMTECH-FORD, INC.	19J1215	25.00	WATER SAMPLES
134558	11/13/2019	CHEMTECH-FORD, INC.	19J1283	500.00	WATER SAMPLES
134558	11/13/2019	CHEMTECH-FORD, INC.	19J1369	25.00	WATER SAMPLES
134558	11/13/2019	CHEMTECH-FORD, INC.	19J1370	25.00	WATER SAMPLES
134558	11/13/2019	CHEMTECH-FORD, INC.	19J1432	300.00	WATER SAMPLES
134558	11/13/2019	CHEMTECH-FORD, INC.	19J1473	25.00	WATER SAMPLES
134589	11/20/2019	CHEMTECH-FORD, INC.	19J1359	42.00	WATER SAMPLES
134589	11/20/2019	CHEMTECH-FORD, INC.	19J1648	50.00	WATER SAMPLES
134589	11/20/2019	CHEMTECH-FORD, INC.	19J1724	25.00	WATER SAMPLES
134559	11/13/2019	CORE & MAIN LP	L410634	623.46	Ratchet for Service Truck. saddles & Corps oak st connec
134560	11/13/2019	DATA SERVICES	198276	106.54	COUNTY RECORDS ACCESS FEE
134561	11/13/2019	DELTA DISTRIBUTING, INC.	86117	48.42	rubber gloves for Sewer
134590	11/20/2019	DELTA DISTRIBUTING, INC.	86151	43.20	marking paint
134628	11/26/2019	DOMINION ENERGY UTAH	3529520000OCT-NOV1	66.56	Gas Service
134628	11/26/2019	DOMINION ENERGY UTAH	7192280000OCT-NOV1	213.34	Gas Service
134628	11/26/2019	DOMINION ENERGY UTAH	7224210951OCT-NOV1	236.33	Gas Service
134628	11/26/2019	DOMINION ENERGY UTAH	8329520000OCT-NOV1	7.16	Gas Service
134628	11/26/2019	DOMINION ENERGY UTAH	9446381427OCT-NOV1	7.16	Gas Service
134628	11/26/2019	DOMINION ENERGY UTAH	9680842882OCT-NOV1	7.16	Gas Service
134591	11/20/2019	EAA Language	10/29/2019	59.70	INTERPRETER
134592	11/20/2019	ERIKS NORTH AMERICA	SD134507	32.74	Gages for flow test
134528	11/06/2019	EWING IRRIGATION	8535017	74.22	Irrigation Key
134529	11/06/2019	FERGUSON ENTERPRISES LLC #1001	1098758	14,862.80	Water Sample Station
134529	11/06/2019	FERGUSON ENTERPRISES LLC #1001	1100584	54.25	Parts to fix 1 1/4" line on 900 E
134593	11/20/2019	FIRSTDIGITAL TELECOM	00151403-1	1,495.28	First Digital Phone Service
134629	11/26/2019	FORCE AMERICA DISTRIBUTING LLC	001-1389626	866.40	New Joystick for Unit 125
134594	11/20/2019	Gold Cup Services	0770779	168.99	Coffee/Water Machine Rental
134594	11/20/2019	Gold Cup Services	0770780	219.95	water/coffee/ice machine rental
134595	11/20/2019	GRAINGER	9341629245	67.72	Shop Heater fan relay
134595	11/20/2019	GRAINGER	9343379856	67.72	Shop Heater relay
134596	11/20/2019	HANSEN, ALLEN & LUCE, INC.	40990	22,498.74	JVWCD Pipeline Project
134596	11/20/2019	HANSEN, ALLEN & LUCE, INC.	40999	2,972.38	2019 Water Conservation plan UPDATE
134596	11/20/2019	HANSEN, ALLEN & LUCE, INC.	41009	678.17	Project 141.40.100 Water Use Data Evaluation
134596	11/20/2019	HANSEN, ALLEN & LUCE, INC.	41010	1,369.13	2019 Drinking Water System Master Plan UPDATE
901259	11/05/2019	Heartland Payment Systems, LLC	10312019	856.56	Merchant fees
134530	11/06/2019	HILLCREST UTE CONFERENCE	101019HUC	3,600.00	Hillcrest Ute Football Conference Vouchers

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134597	11/20/2019	HYDRO SPECIALTIES COMPANY, LLC	22430	749.18	Replacement Repair Clamps
134598	11/20/2019	HY-KO SUPPLY COMPANY	730941	712.38	Sanitary Recepticle
134562	11/13/2019	IIMC	1169SEPT2019	210.00	MEMBERSHIP DUES Rori 2019
134599	11/20/2019	IMLA	19981450	625.00	2014 IMLA MEMBERSHIP
134600	11/20/2019	Intermountain Healthcare	EAP-02775	812.70	EAP PROGRAM
134531	11/06/2019	Joyce, Scott	10172019	119.40	INTERPRETER
134563	11/13/2019	Ken Garff West Valley Ford	22452	300.00	Utility Truck Repair
134601	11/20/2019	LARRY H. MILLER FORD LINCOLN	650016	113.40	309 Transmission Flash
134602	11/20/2019	LARSEN LARSEN NASH & LARSEN	10/31/2019	150.00	LEGAL DEFENDERS
134603	11/20/2019	Maria Fernanda Hernandez	11052019	159.20	INTERPRETER SERVICES
134532	11/06/2019	MC GEE'S STAMP & TROPHY CO.	15302	49.50	STAMP REFILL PADS
134564	11/13/2019	McMillan Concrete Construction LLC	15.005069	1,000.00	ROAD CUT #267 BOND RELEASE
134565	11/13/2019	METER WORKS	6049	3,070.24	Meter's for 8000 Development
134630	11/26/2019	Mountain Valley Mechanical Inc	INV3417	255.00	Technician Labor for UPD Boiler Down
134566	11/13/2019	NAIOP Utah Chapter	N19-29	1,500.00	ECONOMIC DEVELOPMENT PROMOTION
134567	11/13/2019	NAPA AUTO PARTS	4383-00-095657	24.97	Wire & Electrical Supplies Fleet
134604	11/20/2019	NAPA AUTO PARTS	4383-00-094974	49.99	Shop Creeper
134568	11/13/2019	NOLAND & SON	PAY ESTIMATE NO.3	201,835.50	JVWCD Retail Area Takeover Project
134568	11/13/2019	NOLAND & SON	PAY ESTIMATE NO.4	289,944.00	JVWCD Retail Area Takeover Project
134533	11/06/2019	OFFICE DEPOT, INC	391299349001	133.62	CED SUPPLIES
134569	11/13/2019	OFFICE DEPOT, INC	391013581001	156.01	CED SUPPLIES
134569	11/13/2019	OFFICE DEPOT, INC	392838069001	10.76	OFFICE SUPPLIES/ COURT
134569	11/13/2019	OFFICE DEPOT, INC	393979213001	156.01-	CED SUPPLIES
134631	11/26/2019	OFFICE DEPOT, INC	398741028001	41.55	OFFICE SUPPLIES/ COURT
134631	11/26/2019	OFFICE DEPOT, INC	398783121001	4.03	SUPPLIES
134631	11/26/2019	OFFICE DEPOT, INC	398783842001	6.92	SUPPLIES
134534	11/06/2019	O'REILLY AUTOMOTIVE INC	2841-309406	46.45	Shop Supplies
134605	11/20/2019	O'REILLY AUTOMOTIVE INC	2841-313490	223.38	Battery & Penetrating Oil unit 101
134632	11/26/2019	O'REILLY AUTOMOTIVE INC	2841-314270	99.02	Cleaning supplies for Vehicles
134606	11/20/2019	PACIFIC OFFICE AUTOMATION	090155	100.00	PLOTTER REPAIRS
134535	11/06/2019	PEAK ALARM COMPANY	989992	107.00	Monitoring-City Hall
134607	11/20/2019	Perpetual Storage	111712	126.04	Courier Service
134608	11/20/2019	Premier Vehicle Installation	31465	2,867.70	Light bars & Mounts City Vehicles
134536	11/06/2019	PV BUSINESS SOLUTIONS, INC	26197	298.50	Osha Homeland Security
134609	11/20/2019	QUICKSILVER CONCRETE INC	5806	67,185.86	CONCRETE PROJECT AT VARIOUS LOCATIONS (734-
134610	11/20/2019	READY MADE CONCRETE	96665	1,105.00	Flow Fill for Leak @ 900 E
134537	11/06/2019	REAM'S FOOD STORES	164610	98.10	Bibs for Austin A

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134570	11/13/2019	REAM'S FOOD STORES	164614	241.20	Steel toe Boots & Bibs for Trent B
134570	11/13/2019	REAM'S FOOD STORES	164615	241.20	Bibs for Curtis
134611	11/20/2019	REAM'S FOOD STORES	164616	206.09	Bibs & Steel Toe Boots Bryan O
134611	11/20/2019	REAM'S FOOD STORES	164617	121.50	Safety Boots for Braxton
134611	11/20/2019	REAM'S FOOD STORES	164618	143.10	Safety Boots for Rodrigo
134611	11/20/2019	REAM'S FOOD STORES	164619	143.10	Safety Boots for Chad
134611	11/20/2019	REAM'S FOOD STORES	164620	143.10	Steel toe Boots for Austin B
134611	11/20/2019	REAM'S FOOD STORES	164621	11.00-	Credit difference for different Boot Brand
134571	11/13/2019	REZA ZOHAIRY	10222019	18.57	INTERPRETER
134538	11/06/2019	Rocky Mountain Power	26281606-0129OCT19	2,607.42	Electrical Service/ Buildings
134538	11/06/2019	Rocky Mountain Power	33053056-0029OCT19	1,552.21	Electrical Service/ Buildings
134538	11/06/2019	Rocky Mountain Power	33053056-0037OCT19	642.36	Electrical Service/ Buildings
134572	11/13/2019	Rocky Mountain Power	26281606-0061OCT19	1,191.15	Electrical Service/Sewer
134572	11/13/2019	Rocky Mountain Power	33053056-0045OCT19	16,055.78	Electrical Services/ Storm Drain
134612	11/20/2019	RRJ CONSULTING	MC201911	22,500.00	Lobbying & Government Affairs
134573	11/13/2019	SAFETY SUPPLY & SIGN CO INC	170788	429.00	Safety Cones for all trucks in Utilities dept
134539	11/06/2019	Salt Lake County Aging Service	OCT2019	566.36	
134540	11/06/2019	SALT LAKE COUNTY MAYORS ADMIN	440	23,522.00	ANIMAL SERVICES JULY2019/JUNE2020
134613	11/20/2019	SAM'S CLUB	SAMSCLUB102019	317.30	SUPPLIES
134614	11/20/2019	SANDY CITY	36497-01OCT19	113.88	FLouridation in Sandy Blding
134615	11/20/2019	SCHINDLER ELEVATOR CORPORATIO	8105192285	523.20	Elevator service / performing arts
134541	11/06/2019	Sherrie Reynolds	103019SR	21.60	Halloween Party Drinks
134542	11/06/2019	SKYMAIL INTERNATIONAL INC.	175893	120.09	CITY HALL POSTAGE
134542	11/06/2019	SKYMAIL INTERNATIONAL INC.	175894	2,781.67	GARBAGE
134542	11/06/2019	SKYMAIL INTERNATIONAL INC.	75119	254.48	Main Street form-based code legal noticing
134574	11/13/2019	SKYMAIL INTERNATIONAL INC.	175981	275.44	CITY HALL POSTAGE
134574	11/13/2019	SKYMAIL INTERNATIONAL INC.	176091	324.86	WATER
134633	11/26/2019	SKYMAIL INTERNATIONAL INC.	176192	180.52	CITY HALL POSTAGE
134633	11/26/2019	SKYMAIL INTERNATIONAL INC.	176193	2,497.56	GARBAGE
134575	11/13/2019	SOUTH VALLEY WATER RECLAMATIO	10/15/19YDM09.19	4,691.50	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134575	11/13/2019	SOUTH VALLEY WATER RECLAMATIO	10/24/19BOND2014	195.48	ARBITRAGE COMPLIANCE SERIES 2014 REFUNDING
134575	11/13/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18DSR10.19	753.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134575	11/13/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18R&M10.19	376.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134575	11/13/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18RM&A10.19	64,289.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134575	11/13/2019	SOUTH VALLEY WATER RECLAMATIO	7/30/19BOND11.19	12,866.10	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134575	11/13/2019	SOUTH VALLEY WATER RECLAMATIO	DRAW 7	44,784.35	Bond project - phosphorous & grit removal
134616	11/20/2019	STATE OF UTAH GASCARD	NP 57180287	3,975.26	Diesel

	Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
	134543	11/06/2019	Stephen Thorlakson	10172019	55.71	Interpreter
	134576	11/13/2019	SWIRE COCA-COLA USA, INC.	13301211052	50.88	POP FOR COKE MACHINE
	134577	11/13/2019	THATCHER COMPANY	1481233	6,015.00	Hydro Acid
	134544	11/06/2019	THOMAS REUTERS	841073596	194.65	Westlaw Subscription
	134578	11/13/2019	TRANS-JORDAN CITIES LANDFILL	9295	13,591.44	Landfill Services
	134617	11/20/2019	UNIFIED POLICE DEPARTMENT	4952	718,896.00	2020 contract for UPD
	134579	11/13/2019	UNIFIRST CORPORATION	356 2163208	63.77	MAT SERVICE
	134579	11/13/2019	UNIFIRST CORPORATION	356 2163209	24.08	FLEET Uniforms
	134618	11/20/2019	UNIFIRST CORPORATION	356 2164767	73.25	MAT SERVICE-CITY HALL
	134618	11/20/2019	UNIFIRST CORPORATION	356 2165242	24.08	FLEET Uniforms
	134619	11/20/2019	UNITED RENTALS	175140055-001	878.00	Steel Plate Rental 900 E
	134545	11/06/2019	USABLUEBOOK	040194	67.54	Beakers / Chemistry stuff for Fluoride Calibration
	134620	11/20/2019	UT DEPT OF WORKFORCE SERVICES	WFS112019	641.49	Unemployment
	134634	11/26/2019	UTAH CORRECTIONAL INDUSTRIES	1396	134.34	DOOR HANGER- for code Code Enforcement
	134621	11/20/2019	UTAH INFRASTRUCTURE AGENCY	UIA-C0690	1,363.25	Monthly UIA CUE billing
	134580	11/13/2019	UTAH MEDIA GROUP	9001344979OCT2019	497.12	LEGAL NOTICES
	134546	11/06/2019	UTAH STATE TREASURER	10-2019 SURCHARGE	27,528.79	REMITTANCE OF COURT SURCHARGES TO STATE
	134622	11/20/2019	VERIZON WIRELESS	9842233201	571.09	Public Works Cell Phones
	134547	11/06/2019	VLCM	630705	295.00	SERVICE
	134547	11/06/2019	VLCM	632451	2,461.90	MICROSOFT CSP BILLING
	134548	11/06/2019	WASATCH STEEL, INC.	93579	5.05	Steel for mounting gastab sensor
	134549	11/06/2019	WAXIE SANITARY SUPPLY	78646878	2,070.74	Ice melt for Buildings
	134549	11/06/2019	WAXIE SANITARY SUPPLY	78646879	1,035.37	Ice melt for Parks
	134623	11/20/2019	West Coast Code Consultants	UT19-555-010	595.00	REVIEW OF SOLAR PERMIT APPLICATIONS
	134635	11/26/2019	Western Technologies Inc	61490547	633.50	2017-2020 Pavement Management Project
	134624	11/20/2019	WHEELER MACHINERY	MS0000021837	164,319.00	New Caterpillar 938M QC G
	901262	11/06/2019	XPRESS BILL PAY	43169	1,965.18	XBP payment processing fees
(1)	901263	11/18/2019	ZIONS BANK	11/01/2019Pcard	19,484.23	November 2019 P-Card Transactions
	901264	11/22/2019	ZIONS BANK	ANALYSIS 10/2019	608.49	Analysis fee
	Grand Totals:				2,033,883.79	

(1) Please see attached report for p-card transactions.

Report Criteria:
Invoice.Invoice number = "11/01/2019Pcard"

Invoice	Merchant Name	Description	Total Cost	GL Account
11/01/2019Pcard				
11/01/2019Pcard	A1 Casters & Equipment. Inc	Swvels for Christmas lights	265.12	41-4983-719-002
11/01/2019Pcard	ADOBE	Subscription	29.99	10-4131-210-000
11/01/2019Pcard	ADOBE	Subscription - Adobe *creative Cloud	39.99	10-4131-230-000
11/01/2019Pcard	Advanced Towing Service	Tow for unit 308 to Ford Dealership	85.00	62-4971-430-700
11/01/2019Pcard	AMAZON.COM	Wireless keyboard	49.99	10-4131-610-000
11/01/2019Pcard	AMAZON.COM	Purchased laptop charger for systems administrators company lapto	45.00	10-4136-480-100
11/01/2019Pcard	AMAZON.COM	Fax line S-ATAs for IT	95.97	10-4136-480-100
11/01/2019Pcard	AMAZON.COM	Fax line S-ATAs for IT	98.91	10-4136-480-100
11/01/2019Pcard	AMAZON.COM	Fax line S-ATAs for IT	32.97	10-4136-480-100
11/01/2019Pcard	AMAZON.COM	2 16 GB SD cards for new servers.	11.98	10-4136-480-100
11/01/2019Pcard	AMAZON.COM	External hard drive for IT technician to back up old computer files.	94.99	10-4136-480-100
11/01/2019Pcard	AMAZON.COM	DVI over Cat5 extender for Public Works break room projector.	159.99	10-4136-480-100
11/01/2019Pcard	AMAZON.COM	Network cabling equipment for IT	465.69	10-4136-480-150
11/01/2019Pcard	AMAZON.COM	Flashlights for Snow fighter Mtg	106.80	10-4410-250-500
11/01/2019Pcard	AMAZON.COM	upright roll file	44.45	10-4450-250-000
11/01/2019Pcard	AMAZON.COM	ESR Case, Dog pot, disposable Gloves, Batteries	71.97	10-4450-330-000
11/01/2019Pcard	AMAZON.COM	Charger for Glen's Surface Pro	32.99	10-4450-330-000
11/01/2019Pcard	AMAZON.COM	Flashlights for Snow fighter Mtg	66.75	10-4510-250-500
11/01/2019Pcard	AMAZON.COM	New printer for Marketing material for Econ. Dev. Chris Butte	398.90	10-4620-610-000
11/01/2019Pcard	AMAZON.COM	Rechargeable Batteries	174.35	51-5100-250-000
11/01/2019Pcard	AMAZON.COM	Flashlights for Snow fighter Mtg	160.20	51-5100-250-500
11/01/2019Pcard	AMAZON.COM	Books Updated Edition	131.94	51-5100-330-000
11/01/2019Pcard	AMAZON.COM	CD Book (Boss)	80.05	51-5100-330-000
11/01/2019Pcard	AMAZON.COM	Flashlights for Snow fighter Mtg	80.10	52-5200-250-500
11/01/2019Pcard	AMAZON.COM	Flashlights for Snow fighter Mtg	93.45	54-5400-250-500
11/01/2019Pcard	APA, UTAH CHAPTER	American Planning Association membership for Jana Ward.	95.00	10-4610-210-000
11/01/2019Pcard	APPLE, INC.	Apple iPad pro and folio keyboard for IT manager.	1,166.00	10-4136-480-100
11/01/2019Pcard	APPLICANTPRO	Community Dev. Support	75.00	10-4134-220-000
11/01/2019Pcard	APPLICANTPRO	Sampler Tech	75.00	10-4134-220-000
11/01/2019Pcard	APPLICANTPRO	Storm water Tech advertisement	75.00	10-4134-220-000
11/01/2019Pcard	APPLICANTPRO	Education - Sherri T. - Utah State Payroll	268.48	10-4134-330-000
11/01/2019Pcard	APWA, UTAH CHAPTER	RSI for Jason Brian	150.00	54-5400-330-000
11/01/2019Pcard	Aria Resort & Casino	Hotel - Caselle Conf (Rori)	280.05	10-4134-230-000
11/01/2019Pcard	Aria Resort & Casino	Hotel - Caselle Conf (Sherrie)	280.05	10-4134-230-000
11/01/2019Pcard	Aria Resort & Casino	Janice hotel balance - Caselle Conference	280.05	10-4141-230-000
11/01/2019Pcard	Aria Resort & Casino	Meagan hotel balance - Caselle Conference	280.05	10-4141-230-000
11/01/2019Pcard	Aria Resort & Casino	Leslie- Caselle Conference hotel balance	280.05	10-4141-230-000

Invoice	Merchant Name	Description	Total Cost	GL Account
11/01/2019Pcard	Best Buy	Apple TV for public works and council chambers. Network switch for	359.98	10-4136-480-100
11/01/2019Pcard	Best Buy	Apple TV for public works and council chambers. Network switch for	99.99	10-4160-720-000
11/01/2019Pcard	BIG DADDY'S PIZZA	Pizza for Leaf bag lunch	206.46	54-5400-460-000
11/01/2019Pcard	BIG DADDY'S PIZZA	Leaf Bag Lunch	12.93	54-5400-460-000
11/01/2019Pcard	BOHEMIAN BREWERY & GRILL INC.	Chris Butte_Econ. Development meeting with client	55.19	10-4620-480-100
11/01/2019Pcard	Cafe Zupas	Tax Refund for council dinner	11.17-	10-4111-610-000
11/01/2019Pcard	Cafe Zupas	Council Dinner -	174.67	10-4111-610-000
11/01/2019Pcard	Concrete Color & Design Inc	Concrete	18.00	10-4410-410-200
11/01/2019Pcard	COURTYARD MARRIOTT	room for conference - Laura M.	32.13	10-4131-230-000
11/01/2019Pcard	Curb Cart Concrete	Curb and gutter	202.55	10-4410-410-200
11/01/2019Pcard	Curb Cart Concrete	Concrete	191.50	10-4410-410-200
11/01/2019Pcard	DELTA AIR LINES, INC.	Baggage- Sherri T -Caselle Conference	30.00	10-4131-230-000
11/01/2019Pcard	DELTA AIR LINES, INC.	Baggage- Rori -Caselle Conference	30.00	10-4134-230-000
11/01/2019Pcard	DELTA AIR LINES, INC.	Baggage- Sherri T -Caselle Conference	30.00	10-4134-230-000
11/01/2019Pcard	DELTA AIR LINES, INC.	Baggage- Rori -Caselle Conference	30.00	10-4134-230-000
11/01/2019Pcard	DELTA AIR LINES, INC.	Leslie baggage fee- Caselle Conference	30.00	10-4141-230-000
11/01/2019Pcard	DELTA AIR LINES, INC.	Janice baggage fee- Caselle Conference	30.00	10-4141-230-000
11/01/2019Pcard	DELTA AIR LINES, INC.	Meagan baggage fee- Caselle Conference	30.00	10-4141-230-000
11/01/2019Pcard	DELTA AIR LINES, INC.	Meagan Baggage- Caselle Conference	30.00	10-4141-230-000
11/01/2019Pcard	DELTA AIR LINES, INC.	Janice Baggage- Caselle Conference	30.00	10-4141-230-000
11/01/2019Pcard	Desert Cab	Transportation to airport HR- Caselle Conference	23.30	10-4134-230-000
11/01/2019Pcard	DoxTek, Inc	Refunded $19 since purchasing more than 1 ticket gives you a disco	19.91-	10-4136-330-000
11/01/2019Pcard	DoxTek, Inc	Doxtek connexion tickets for systems administrator and IT technician	79.90	10-4136-330-000
11/01/2019Pcard	EINSTEIN BROS BAGELS	Employee birthday treats for October	111.92	10-4152-620-100
11/01/2019Pcard	GRANT WRITING USA	Grant Writing Class Registration for Nicole Collins	425.00	10-4620-330-000
11/01/2019Pcard	HARBOR FREIGHT TOOLS	Hooks and Rachet Tie's for Christmas lights	38.56	41-4983-719-002
11/01/2019Pcard	Henderson Taxi	Caselle conference transportation- HR & Finance	42.21	10-4134-230-000
11/01/2019Pcard	Henderson Taxi	Transportation to airport for Finance Clerks- Caselle Conference	20.88	10-4141-230-000
11/01/2019Pcard	Hilton Atlanta	Garrett hotel for Utah Land Use conference	973.92	10-4145-230-000
11/01/2019Pcard	HILTON GARDEN INN ST. GEORGE	Room for the conference	95.26	10-4144-230-000
11/01/2019Pcard	HILTON GARDEN INN ST. GEORGE	Conference room - Shelly Reed - Hilton Garden Inn	285.78	10-4144-230-000
11/01/2019Pcard	Holiday Inn St. George	Janyce TAC conf	190.52	10-4120-230-000
11/01/2019Pcard	HOME DEPOT	Mouse Traps	7.94	10-4160-250-000
11/01/2019Pcard	HOME DEPOT	Art Blding toilet repair	28.62	10-4160-250-000
11/01/2019Pcard	HOME DEPOT	Drill Bit	7.97	10-4160-250-000
11/01/2019Pcard	HOME DEPOT	Paint	209.88	10-4410-410-200
11/01/2019Pcard	HOME DEPOT	Antifreeze for Bathroom Winterization	11.92	10-4510-250-000
11/01/2019Pcard	HOME DEPOT	Brass Fittings for Park repairs	6.53	10-4510-250-000
11/01/2019Pcard	HOME DEPOT	for Christmas lights	95.76	41-4983-719-002
11/01/2019Pcard	HOME DEPOT	Laser to Measure depths on man Hole	69.97	52-5200-250-000
11/01/2019Pcard	HOME DEPOT	Water Depart purchase Parts for Spray Nozzel	21.66	52-5200-250-000

Invoice	Merchant Name	Description	Total Cost	GL Account
11/01/2019Pcard	HOME DEPOT	Cutting Wheel Blade and Bolts	62.17	54-5400-250-000
11/01/2019Pcard	Hyatt Place Provo	Judge's fall conference	372.82	10-4120-230-000
11/01/2019Pcard	Hypno Hick Enterprises	Entertainment hypno Hick	800.00	10-4152-620-100
11/01/2019Pcard	Ken Garff West Valley Ford	Ken Garff Ford Oil Filter for Transmission	92.07	62-4971-430-600
11/01/2019Pcard	Ken Garff West Valley Ford	Transmission Valve Body for Unit 309	918.10	62-4971-430-600
11/01/2019Pcard	Lone Peak Trailer Sales	Trailer for ATV Parks	1,450.00	62-4971-760-109
11/01/2019Pcard	MC GEE'S STAMP & TROPHY CO.	Purchase McGees Stamps	164.85	10-4120-610-000
11/01/2019Pcard	MICROSOFT STORE	Surface Pro 6 for public works director as well a type cover keyboard	800.00	10-4136-480-200
11/01/2019Pcard	MICROSOFT STORE	Surface Pro 6 for public works director as well a type cover keyboard	786.07	51-5100-250-000
11/01/2019Pcard	Mixlr LTD	Foreign Currency Fee-Audio Recordings for Council Mtgs (Mixlr)	6.00	10-4136-280-100
11/01/2019Pcard	Mixlr LTD	Audio Recordings for Council Meetings	199.99	10-4136-480-250
11/01/2019Pcard	Moto United South Valley	Tires for Public Utilities 4 wheeler	36.88	62-4971-430-500
11/01/2019Pcard	Moto United South Valley	Tires & Supplies, oil change for ATV's	1,363.59	62-4971-430-500
11/01/2019Pcard	Moto United South Valley	Tires for Mule	11.29-	62-4971-430-500
11/01/2019Pcard	Moto United South Valley	Spark Plugs for Yamaha 4 Wheeler	2.95	62-4971-430-600
11/01/2019Pcard	Move Utah	Credit EB Move Utah Summit	35.00-	10-4610-330-000
11/01/2019Pcard	Neils Halibut n Chips	Neils fish n chips Chris Butte for Econ. Dev. meeting with client	29.23	10-4620-480-100
11/01/2019Pcard	NETWORK SOLUTIONS, INC.	Network Solutions - Renewal of Midvalecity.org	39.99	10-4136-280-100
11/01/2019Pcard	NETWORK SOLUTIONS, INC.	midvalemainstreet.org yearly renewal	167.94	30-4101-210-000
11/01/2019Pcard	OFFICE DEPOT, INC	Computer Speakers	30.19	10-4160-250-000
11/01/2019Pcard	OFFICE DEPOT, INC	Labeler and Tape	144.59	54-5400-250-000
11/01/2019Pcard	OFFICE DEPOT, INC	Seran Wrap	27.49	54-5400-250-000
11/01/2019Pcard	PRO SECURITY PRODUCTS	Keys for Parks	5.50	10-4510-250-000
11/01/2019Pcard	RED CORNER CHINA DINER	Council Dinner	155.00	10-4111-610-000
11/01/2019Pcard	SLC International Airport	Airport parking for Caselle conf (Rori)	29.00	10-4134-230-000
11/01/2019Pcard	The Rose Shop Sandy	Flowers for baliffs wife who passed away	69.71	10-4145-610-000
11/01/2019Pcard	Towneplace Suites By Marriott	Hotel room for conference -Rori A	190.52	10-4144-230-000
11/01/2019Pcard	TPC Training	TPC Training for Justin D	85.00	10-4160-330-000
11/01/2019Pcard	UCMA, C/O Spencer Kyle	Bryce Haderlie-Utah City Mgmt Assoc. Fall Conference	30.00	10-4140-330-000
11/01/2019Pcard	UTAH LAND USE INSTITUTE	Utah Land Use Conference	305.00	10-4145-330-000
11/01/2019Pcard	Visme	Premium Plan - Visme	300.00	10-4131-310-000
11/01/2019Pcard	WAL MART	Council t-shirts	48.05	10-4111-610-000
11/01/2019Pcard	WAL MART	Council t-shirts	28.83	10-4111-610-000
11/01/2019Pcard	Walmart #1686	Gift card 200.00 and retirement card for John Jacobson	210.91	10-4152-620-100
11/01/2019Pcard	Zagg Headquarters	Charging Card for IPAD	15.99	52-5200-250-000
Total 11/01/2019Pcard:			19,484.23	
Grand Totals:			19,484.23	

Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
134707	12/19/2019	A TO Z LANDSCAPING, INC.	23806	16,247.85	Landscaping Services
134708	12/19/2019	ACE DISPOSAL, INC.	2017890	160.00	Waste disposal fees
134708	12/19/2019	ACE DISPOSAL, INC.	2018104	660.72	Waste disposal fees
134708	12/19/2019	ACE DISPOSAL, INC.	ACE 11/2019	73,533.44	Recycling tipping fees
134709	12/19/2019	AIRGAS USA, LLC	9966114624	18.00	C.Dioxide,C. Monoxide, Argon
134675	12/11/2019	All Pro Security LLC	2019-1936	3,325.00	Bailiffs
134636	12/04/2019	ALPINE OFFICE PRODUCTS, INC	2946	283.84	MINUTE BOOK PAPER
901268	12/06/2019	AMERICAN EXPRESS	AMEX 11/2019	505.74	Merchant fees
134710	12/19/2019	APELLO	110132.1219	118.03	MONTHLY AFTER HOURS PHONE SERVICE
134637	12/04/2019	ASPHALT MATERIALS INC	93177	35.22	Asphalt/Conrete - Streets
134637	12/04/2019	ASPHALT MATERIALS INC	93178	384.17	Asphalt/Conrete - Streets
134676	12/11/2019	ASPHALT MATERIALS INC	93402	140.28	Asphalt/Concrete-Storm Drain
134676	12/11/2019	ASPHALT MATERIALS INC	93403	181.91	Ramanee Dr / Asphalt Patch
134676	12/11/2019	ASPHALT MATERIALS INC	93404	221.59	Asphalt/Concrete-Water
134711	12/19/2019	ASPHALT MATERIALS INC	93586	135.24	Asphalt/Concrete-Water
134677	12/11/2019	Benchmark Eng & Land Surveying	15091	1,750.00	MAIN STREET FORM BASED CODE
134638	12/04/2019	BESTSHRED, LLC	2524112119	140.00	SHREDDING SERVICE
134712	12/19/2019	BLUE STAKES OF UTAH	UT20192460	365.49	Email Notificiations
134712	12/19/2019	BLUE STAKES OF UTAH	UT20192461	83.70	Email Notificiations
134713	12/19/2019	BOLT & NUT SUPPLY CO.	430604	28.49	Plow Blade / Parks
134678	12/11/2019	BUILDERS FIRSTSOURCE INC	80060079	135.99	Ropes for tarp to cover concrete pads at lift station
134678	12/11/2019	BUILDERS FIRSTSOURCE INC	80060102	69.98	20 X 20 Poly Tarp to cover concrete pad for lift station gen
134678	12/11/2019	BUILDERS FIRSTSOURCE INC	90004800	120.00-	Return on Blk Visqueen
134639	12/04/2019	Business Radio Licensing	WQLH308	95.00	Radio Service License Renewal
134640	12/04/2019	CAPSTONE STRATEGIES, LLC	CAPSTONE DEC2019	2,333.00	Government & Legislative Relations and Lobbying
134714	12/19/2019	CASELLE, INC.	99116	2,453.00	Contract Support
134641	12/04/2019	CHAMPION FAB & SUPPLY CO.	SL296197	140.00	Concrete blanket for Pad at Lift Stations
134679	12/11/2019	CHAMPION FAB & SUPPLY CO.	19-0007487	30.00	REBAR Mounts/ Concrete Pads
901266	12/04/2019	CHASE PAYMENTECH	PAYMENTECH 11/2019	3,870.39	Merchant fees
134642	12/04/2019	CHEMTECH-FORD, INC.	19K0619	25.00	WATER SAMPLES
134680	12/11/2019	CHEMTECH-FORD, INC.	19J0853	500.00	WATER SAMPLES
134680	12/11/2019	CHEMTECH-FORD, INC.	19K0929	500.00	WATER SAMPLES
134680	12/11/2019	CHEMTECH-FORD, INC.	19K1026	500.00	WATER SAMPLES
134680	12/11/2019	CHEMTECH-FORD, INC.	19K1093	25.00	WATER SAMPLES
134680	12/11/2019	CHEMTECH-FORD, INC.	19K1121	225.00	WATER SAMPLES
134715	12/19/2019	CHEMTECH-FORD, INC.	19K0946	42.00	WATER SAMPLES
134716	12/19/2019	Cintas Corporation No. 2	5015418925	86.61	Medical Cabinet refills

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134681	12/11/2019	CODALE ELECTRIC SUPPLY, INC.	S6906586.001	87.22	Conduit for Generator Pads
134643	12/04/2019	COMMERCIAL LIGHTING SUPPLY	1002317-00	94.64	Light Bulbs for all Buildings
134644	12/04/2019	Crus Oil, Inc	0439699	199.82	Disel Fuel Additive, Gloves, Wiper Blades
134644	12/04/2019	Crus Oil, Inc	0439700	549.05	Lube Filters for Vehicles
134644	12/04/2019	Crus Oil, Inc	0439701	86.80	Disel Exhaust Fluid
134682	12/11/2019	DATA SERVICES	20277	56.34	COUNTY RECORDS ACCESS FEE
134645	12/04/2019	DELTA DISTRIBUTING, INC.	86227	86.40	Blue Marking paint
134683	12/11/2019	DELTA DISTRIBUTING, INC.	86274	9.94	Safety Vest for Steve
134683	12/11/2019	DELTA DISTRIBUTING, INC.	86294	18.00	Clear Paint for Chalk Line for Concrete pads for lift Statio
134646	12/04/2019	DOMINION ENERGY UTAH	0255174096OCT-NOV1	341.50	Gas Service
134646	12/04/2019	DOMINION ENERGY UTAH	3568070000OCT-NOV1	95.15	Gas Service
134646	12/04/2019	DOMINION ENERGY UTAH	3589520000OCT-NOV1	759.07	Gas Service
134646	12/04/2019	DOMINION ENERGY UTAH	5068520000OCT-NOV1	430.53	Gas Service
134646	12/04/2019	DOMINION ENERGY UTAH	5840991951OCT-NOV1	20.67	Gas Service
134717	12/19/2019	DOMINION ENERGY UTAH	3529520000NOV-DEC1	142.32	Gas Service
134717	12/19/2019	DOMINION ENERGY UTAH	7192280000NOV-DEC1	362.92	Gas Service
134717	12/19/2019	DOMINION ENERGY UTAH	7224210951NOV-DEC1	306.84	Gas Service
134717	12/19/2019	DOMINION ENERGY UTAH	7929520000NOV-DEC1	22.68	Gas Service
134717	12/19/2019	DOMINION ENERGY UTAH	8329520000NOV-DEC1	7.16	Gas Service
134717	12/19/2019	DOMINION ENERGY UTAH	9446381427NOV-DEC1	7.16	Gas Service
134717	12/19/2019	DOMINION ENERGY UTAH	9680842882NOV-DEC1	7.16	Gas Service
134647	12/04/2019	EAA Language	11062019	99.50	INTERPRETER
134684	12/11/2019	EAA Language	11192019	39.80	INTERPRETER
134684	12/11/2019	EAA Language	11212019	119.40	INTERPRETER
134752	12/30/2019	EAA Language	12042019	119.40	INTERPRETER
134685	12/11/2019	ERIKS NORTH AMERICA	SD135400	210.08	Hose for Vactor
134685	12/11/2019	ERIKS NORTH AMERICA	SD135436	159.16	Adapter for Fire Hose / Vactor Truck
134648	12/04/2019	FERGUSON ENTERPRISES LLC #1001	7735909	40.25	Hole Saw to Drill out Meter Lid
134686	12/11/2019	FERGUSON ENTERPRISES LLC #1001	7746066	16.51	Flaring tool
134649	12/04/2019	Filter Technologies, Inc.	0280235-IN	78.12	UPD Filters
134718	12/19/2019	FIRSTDIGITAL TELECOM	00155291-1	1,482.03	First Digital Phone Service
134753	12/30/2019	Firstmed Central LLC	82288	64.00	Drug Screening pre-employment
134719	12/19/2019	Gold Cup Services	0778043	168.99	water/coffee/ice machine rental
134650	12/04/2019	Greatmats.com Corp	1550755	3,011.71	Ground Protection Mats for Cemetery
134754	12/30/2019	HANSEN, ALLEN & LUCE, INC.	41115	274.50	Professional services 10.16.19 to 11.15.19
134754	12/30/2019	HANSEN, ALLEN & LUCE, INC.	41116	16,000.01	JVWCD Pipeline Project
134754	12/30/2019	HANSEN, ALLEN & LUCE, INC.	41117	157.00	2019 Water Conservation plan UPDATE

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134754	12/30/2019	HANSEN, ALLEN & LUCE, INC.	41199	892.13	2019 Drinking Water System Master Plan UPDATE
901265	12/03/2019	Heartland Payment Systems, LLC	11302019	806.84	Merchant fees
134651	12/04/2019	HYDRO SPECIALTIES COMPANY, LLC	22445	1,337.96	Replacement Repair Clamps
134652	12/04/2019	HY-KO SUPPLY COMPANY	732519	415.00	CLEANING SUPPLIES
134720	12/19/2019	Jared Zacharias	12102019	50.00	Stipend for Audit Meeting
134765	12/30/2019	JHB Realty Advisors, Inc.	LAF2019	112,000.00	Listing Agreement Fee Year 2
134749	12/20/2019	Jimmy J Petersen	PARCEL 102	1,400.00	Purchase of portion of parcel 2136153001
134721	12/19/2019	JOHNSTONE SUPPLY	1180462	375.18	Heater moter for UPD
134721	12/19/2019	JOHNSTONE SUPPLY	1181861	14.64	Boiler Ignitor for UPD
134687	12/11/2019	JONES WALDO HOLBROOK MCDONO	1614945	305.00	Professional legal services
134688	12/11/2019	JORDAN GARDEN CENTER	MIDVALECITYMCNE-11	378.00	New plow bracket for Mule
134689	12/11/2019	LARRY H. MILLER FORD LINCOLN	CHG 403680	62.03	Kick Panel for unit 408
134722	12/19/2019	Larson & Company PC	22434320	25,000.00	Financail audit services
134653	12/04/2019	LEGACY EQUIPMENT COMPANY	00095035	13.63	Drain plug for public Utilites Vactor
134723	12/19/2019	LUDWIG, KEITH	UFMSA_K.LUDWIG	30.00	UFMSA Membership Dues for Keith Ludwig
134755	12/30/2019	Maria Fernanda Hernandez	12042019	159.20	INTERPRETER SERVICES
134690	12/11/2019	MC GEE'S STAMP & TROPHY CO.	16655	33.90	STAMP/PADS
134724	12/19/2019	METER WORKS	6119	2,260.70	two 2" Mach 10 Meter Gal
134654	12/04/2019	MIDVALE MINING COMPANY	104235	280.00	Veterans's Day Breakfast - Ham
134756	12/30/2019	MILLER PAVING, INC.	37107RETENTION	10,532.64	2019 Roadway Improvement Project
134655	12/04/2019	NAPA AUTO PARTS	4383-00-098401	7.49	Bracket For Plow Sensor
901270	12/17/2019	NATIONAL BENEFIT SERVICES	721080	50.00	NBS Admin Fees
901270	12/17/2019	NATIONAL BENEFIT SERVICES	CP234961	1,935.89	Claims Paid Invoice
901270	12/17/2019	NATIONAL BENEFIT SERVICES	CP238054	1,334.14	Claims Paid Invoice
134656	12/04/2019	Newspaper Management Co.	12568	2,950.00	City Journal
134725	12/19/2019	Newspaper Management Co.	12758	2,950.00	City Journal Newsletter
134691	12/11/2019	NOLAND & SON	7270	273,007.00	JVWCD Retail Area Takeover Project
134757	12/30/2019	OCCUPATIONAL HEALTH CARE INT'L	89206	104.00	D.O.T requried Random Drug Testing
134657	12/04/2019	OFFICE DEPOT, INC	399665236001	64.23	SUPPLIES-IT
134657	12/04/2019	OFFICE DEPOT, INC	399690661001	11.67	SUPPLIES
134692	12/11/2019	OFFICE DEPOT, INC	406375146001	103.62	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	342745563001	444.91	SUPPLIES-IT
134726	12/19/2019	OFFICE DEPOT, INC	344276978001	38.38	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	347433245001	109.06	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	359335175001	110.96	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	361776299001	491.03	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	363887162001	288.68	SUPPLIES

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134726	12/19/2019	OFFICE DEPOT, INC	363887906001	33.99	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	364071463001	25.30	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	364073751001	50.60	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	365882789001	36.30	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	370374806001	29.68	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	370579377001	37.86	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	371011248001	70.71	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	371505465001	18.36	CED SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	371599700001	22.66	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	373463441001	51.97	SUPPLIES-ENGINEERING
134726	12/19/2019	OFFICE DEPOT, INC	381778772001	10.48	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	382535132001	109.40	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	382968282001	13.85	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	385771210001	87.23	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	385772776001	15.82	SUPPLIES
134726	12/19/2019	OFFICE DEPOT, INC	385772777001	79.66	SUPPLIES
134658	12/04/2019	O'REILLY AUTOMOTIVE INC	2841-315198	12.78	Penetrating oil for Sewer Dept
134658	12/04/2019	O'REILLY AUTOMOTIVE INC	2841-315381	9.99	Spray Paint for Plow Sensor
134693	12/11/2019	O'REILLY AUTOMOTIVE INC	2841-316746	114.22	Battery for unit 316
134693	12/11/2019	O'REILLY AUTOMOTIVE INC	2841-316764	14.97	glass Cleaner
134727	12/19/2019	O'REILLY AUTOMOTIVE INC	2841-317112	7.99	Apoxy for fixing Fertilizer Spreader
134727	12/19/2019	O'REILLY AUTOMOTIVE INC	2841-317294	84.96	Hydraulic Oil for Unit 151
134758	12/30/2019	Parametrix Consult., Inc	14287	11,368.38	8000 S. Main Street Follow-up
134728	12/19/2019	PAUL HANSEN ASSOCIATES, LLC	12/06/19PLAT REVIEW	400.00	ENGINEERING REVIEW SERVICES
134659	12/04/2019	PEAK ALARM COMPANY	995805	180.09	Alarm Monitoring-PW
134729	12/19/2019	Perpetual Storage	111865	126.04	Courier Service
134660	12/04/2019	PRESIDIO NETWORKED SOLUTIONS	6011219004437	500.00	NETWORKS SWITCH INSTALL
134660	12/04/2019	PRESIDIO NETWORKED SOLUTIONS	6011219004448	500.00	REPAIRS
134660	12/04/2019	PRESIDIO NETWORKED SOLUTIONS	6011219004527	1,387.75	SOFTWARE
134660	12/04/2019	PRESIDIO NETWORKED SOLUTIONS	6011219004543	221.61	REPAIRS
134660	12/04/2019	PRESIDIO NETWORKED SOLUTIONS	6021219000226	7,000.00	Fixed Fee for Presidio employee labor
134730	12/19/2019	PRO SECURITY PRODUCTS	0170128521	23.00	Lock set for Cemetery
134731	12/19/2019	REAM'S FOOD STORES	164623	143.10	Safety Boots for Dustin
134759	12/30/2019	REAM'S FOOD STORES	164630	311.55	Pants for Ty
134759	12/30/2019	REAM'S FOOD STORES	164631	320.48	Pants for Jaden
134694	12/11/2019	Rene Warner	WARNERRENE	1,050.00	3 Grave lots sold back to Midvale City
134695	12/11/2019	REZA ZOHAIRY	11212019	37.14	INTERPRETER

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134760	12/30/2019	REZA ZOHAIRY	12042019	27.86	INTERPRETER
134661	12/04/2019	Rocky Mountain Power	26281606-0061NOV19	1,758.07	Electrical Service/Sewer
134661	12/04/2019	Rocky Mountain Power	26281606-0129NOV19	2,725.67	Electrical Service/ Buildings
134661	12/04/2019	Rocky Mountain Power	26281606-0145NOV19	838.41	Electrical Services/ Parks
134661	12/04/2019	Rocky Mountain Power	26281606-0145OCT19	999.74	Electrical Services/ Parks
134661	12/04/2019	Rocky Mountain Power	33053056-0011NOV19	3,921.54	Gas Service over payment
134661	12/04/2019	Rocky Mountain Power	33053056-0011OCT19	735.60	Electrical Services/Street lighting
134661	12/04/2019	Rocky Mountain Power	33053056-0029NOV19	1,329.35	Electrical Service/ Buildings
134661	12/04/2019	Rocky Mountain Power	33053056-0045NOV19	6,736.04	Electrical Services/ Storm Drain
134696	12/11/2019	Rocky Mountain Power	33053056-0037NOV19	673.12	Electrical Service/ Buildings
134732	12/19/2019	Rocky Mountain Power	33053056-0516	388.38	Car Hit Pole at 7686 Jefferson
134733	12/19/2019	Roland Garcia	68384901	61.00	Riembursement on UDLD
134662	12/04/2019	SAFETY KLEEN SYSTEMS	81393992	382.02	Washer Solvent
134697	12/11/2019	SALT LAKE COUNTY MAYORS ADMIN	446	23,522.00	ANIMAL SERVICES JULY2019/JUNE2020
134734	12/19/2019	SAM'S CLUB	SAM'S CLUB112019	446.44	VOLUNTEER DINNER
134735	12/19/2019	SANDY CITY	36497-01NOV19	115.59	Interest Fee
134736	12/19/2019	SEMI SERVICE INC.	W131606	11,409.28	Quote DHM02294-1 on Salter for Dump Truck
134736	12/19/2019	SEMI SERVICE INC.	W131608	11,409.28	Quote #DHM02338 for Salter for Dump Truck
134663	12/04/2019	SKYMAIL INTERNATIONAL INC.	176285	169.78	CITY HALL POSTAGE
134663	12/04/2019	SKYMAIL INTERNATIONAL INC.	176372	281.32	CITY HALL POSTAGE
134663	12/04/2019	SKYMAIL INTERNATIONAL INC.	176373	2,671.24	GARBAGE
134737	12/19/2019	SKYMAIL INTERNATIONAL INC.	176467	394.10	CITY HALL POSTAGE
134737	12/19/2019	SKYMAIL INTERNATIONAL INC.	176468	230.73	GARBAGE
134737	12/19/2019	SKYMAIL INTERNATIONAL INC.	176558	24.57	CITY HALL POSTAGE
134737	12/19/2019	SKYMAIL INTERNATIONAL INC.	176559	2,503.50	GARBAGE
134664	12/04/2019	SOUTH VALLEY WATER RECLAMATIO	11/6/19YDM10.19	35.67	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134664	12/04/2019	SOUTH VALLEY WATER RECLAMATIO	DRAW 8	62,711.83	Bond project - phosphorous & grit removal
134698	12/11/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18DSR11.19	753.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134698	12/11/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18R&M11.19	376.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134698	12/11/2019	SOUTH VALLEY WATER RECLAMATIO	12/6/18RM&A11.19	64,289.00	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134698	12/11/2019	SOUTH VALLEY WATER RECLAMATIO	7/30/19BOND12.19	12,866.10	MONTHLY OPERATIONS BILLING JULY-DEC 2019
134748	12/19/2019	SOUTH VALLEY WATER RECLAMATIO	DRAW 9	47,380.67	Bond project - phosphorous & grit removal
134738	12/19/2019	SPRINT	172659815-144	77.22	PHONE SERVICE
134738	12/19/2019	SPRINT	502003002-007	48.04	PHONE Tracking
134738	12/19/2019	SPRINT	651099813-143	75.98	WIRELESS AIRCARD
134738	12/19/2019	SPRINT	651099813-144	75.98	WIRELESS AIRCARD
134739	12/19/2019	STATE OF UTAH GASCARD	NP57359050	4,203.64	Diesel

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134750	12/20/2019	Sterling LLC	PARCEL 103	4,200.00	Purchase of portion of parcel 21-36-302-019-4001
134699	12/11/2019	SUNRISE ENGINEERING, INC.	0104342CR	455.64-	Inspection & Building Official Services
134699	12/11/2019	SUNRISE ENGINEERING, INC.	0104353CR	1,084.40-	Professional services through 06.30.19
134699	12/11/2019	SUNRISE ENGINEERING, INC.	0105090CR	2,535.43-	Inspection & Building Official Services
134699	12/11/2019	SUNRISE ENGINEERING, INC.	0105450CR	6,560.06-	Inspection & Building Official Services
134699	12/11/2019	SUNRISE ENGINEERING, INC.	0106983	82,006.26	Inspection & Building Official Services
134699	12/11/2019	SUNRISE ENGINEERING, INC.	0107044	12,365.51	Inspection & Building Official Services
134700	12/11/2019	SWIRE COCA-COLA USA, INC.	13301211564	69.84	POP FOR COKE MACHINE
134665	12/04/2019	Sylvia Uribe	11142019	85.28	interpreter
134701	12/11/2019	THOMAS REUTERS	841240242	194.65	Westlaw Subscription
134761	12/30/2019	Tom Toronto GIS, LLC	003	4,608.26	Consultation, Training, Maintenance, Assessment and tra
134740	12/19/2019	TRANS-JORDAN CITIES LANDFILL	9375	12,970.96	Landfill Services
134702	12/11/2019	TUKUAFU, TIPASA L.	11192019	68.22	Interpreter
134666	12/04/2019	TV Specialists Inc.	250767	450.00	repairs
134741	12/19/2019	TV Specialists Inc.	153951	300.00	repairs
134703	12/11/2019	UNIFIED POLICE DEPARTMENT	4971	718,896.00	2020 contract for UPD
134667	12/04/2019	UNIFIRST CORPORATION	356 2167356	63.77	MAT SERVICE
134667	12/04/2019	UNIFIRST CORPORATION	356 2167357	24.08	FLEET Uniforms
134667	12/04/2019	UNIFIRST CORPORATION	356 2169426	24.08	FLEET Uniforms
134704	12/11/2019	UNIFIRST CORPORATION	356 2171546	63.77	MAT SERVICE
134704	12/11/2019	UNIFIRST CORPORATION	356 2171547	24.08	FLEET Uniforms
134742	12/19/2019	UNIFIRST CORPORATION	356 2173131	73.25	MAT SERVICE
134742	12/19/2019	UNIFIRST CORPORATION	356 2173604	24.08	FLEET Uniforms
134762	12/30/2019	UNIFIRST CORPORATION	356 2175789	63.77	MAT SERVICE
134762	12/30/2019	UNIFIRST CORPORATION	356 2175790	24.08	FLEET Uniforms
134763	12/30/2019	UT DEPT OF WORKFORCE SERVICES	WFS122019	1,940.00	Unemployment
134668	12/04/2019	UTAH INFRASTRUCTURE AGENCY	2740	1,284.00	MONTHLY INVOICE-
134743	12/19/2019	UTAH INFRASTRUCTURE AGENCY	UIA-C0697	1,363.25	Monthly UIA CUE billing
134744	12/19/2019	UTAH LTAP CENTER	3783	810.00	90.00 Return for Justin D
134744	12/19/2019	UTAH LTAP CENTER	3783-1	3,850.00	Heavy equipment hands on course
134745	12/19/2019	UTAH MEDIA GROUP	9001344979NOV2019	842.92	LEGAL NOTICES
134670	12/04/2019	UTAH STATE TREASURER	11-2019 SURCHARGES	21,679.09	REMITTANCE OF COURT SURCHARGES TO STATE
134764	12/30/2019	UTILITY MANAGEMENT SYSTEMS	16045	66.82	Check Valve Spring
134671	12/04/2019	UTOPIA	3761	107.00	UTOPIA MONTHLY INVOICE
134672	12/04/2019	VLCM	614807	285.00-	Credit for returned toner
134672	12/04/2019	VLCM	635716	2,461.90	VLCM net microsoft csp billing
134746	12/19/2019	VLCM	638384	2,461.90	VLCM net microsoft csp billing

	Check #	Check Date	Payee	Invoice Number	Invoice Amount	Description
	134751	12/20/2019	VSP Investments, L.C.	PARCEL 104	6,000.00	Purchase of portion of parcel 2136351004
	134705	12/11/2019	WASATCH STEEL, INC.	97501	110.04	Plow blade materials
	901267	12/06/2019	XPRESS BILL PAY	43781	1,867.25	XBP payment processing fees
(1)	901269	12/16/2019	ZIONS BANK	12/01/2019Pcard	16,498.52	December 2019 P-Cards
	901271	12/23/2019	ZIONS BANK	ANALYSIS 11/2019	490.38	Analysis fee
	134674	12/04/2019	ZIONS BANK CORPORATE TRUST	5702844-11192019	2,000.00	Trustee admin fee - Wtr & Swr 2010B Bonds
	134674	12/04/2019	ZIONS BANK CORPORATE TRUST	5702848-11192019	2,000.00	Trustee admin fee - MBA Lse Rev 2012 Bond
	134674	12/04/2019	ZIONS BANK CORPORATE TRUST	5702858-11192019	1,500.00	Trustee admin fee - RDA Tax Inc Rev 2018 Bond
	134706	12/11/2019	ZIONS BANK CORPORATE TRUST	UTOPIA 11202019	74,540.12	Utopia pledge payments
	134747	12/19/2019	ZIONS BANK CORPORATE TRUST	5702851-12102019	2,100.00	Corp Trust Trustee Admin Fee - 2015 RDA Bonds
	134747	12/19/2019	ZIONS BANK CORPORATE TRUST	5702852-12102019	2,600.00	Corp Trust Trustee Admin Fee - 2016 Wtr Swr & Strm Wtr
	134747	12/19/2019	ZIONS BANK CORPORATE TRUST	5702855-12102019	2,000.00	Corp Trust Trustee Admin Fee - 2017 RDA Ref Bonds
	Grand Totals:				1,840,717.70	

(1) See attached report for p-card transaction detail.

Report Criteria:

Invoice.Invoice number = "12/01/2019Pcard"

Invoice	Merchant Name	Description	Total Cost	GL Account
12/01/2019Pcard				
12/01/2019Pcard	ADOBE	subscription	29.99	10-4131-210-000
12/01/2019Pcard	ADOBE	subscription	39.99	10-4131-210-000
12/01/2019Pcard	AMAZON.COM	Veterans Day Supplies	29.99	10-4131-210-000
12/01/2019Pcard	AMAZON.COM	iFixit toolkit for IT technician.	59.99	10-4136-480-100
12/01/2019Pcard	AMAZON.COM	HDMI to DVI cable for public works projector.	45.41	10-4136-480-100
12/01/2019Pcard	AMAZON.COM	Earbuds for FTR laptop in council chamber rooms.	5.99	10-4136-480-200
12/01/2019Pcard	AMAZON.COM	Mouse for Meagan & Janice	103.98	10-4150-240-000
12/01/2019Pcard	AMAZON.COM	Veterans Day supplies	67.85	10-4151-310-700
12/01/2019Pcard	AMAZON.COM	SpotBlinds for Al's Office	119.70	10-4160-250-000
12/01/2019Pcard	AMAZON.COM	Parks IPAD Case	47.99	10-4510-610-000
12/01/2019Pcard	Anypromo Inc	Blue Pouches for Volunteers dinner	798.92	10-4151-620-600
12/01/2019Pcard	APA, UTAH CHAPTER	APAmembership renewal for Alex Murphy	355.00	10-4610-210-000
12/01/2019Pcard	APPLE, INC.	Engineering iPad pro.	1,077.00	10-4412-480-000
12/01/2019Pcard	APPLICANTPRO	Waste water operator job posting	75.00	10-4134-220-000
12/01/2019Pcard	BEST WESTERN ABBEY INN	UFSMA conference hotel- Brett B	436.89	10-4412-230-000
12/01/2019Pcard	BEST WESTERN ABBEY INN	UFSMA conference hotel- Dave C.	436.89	10-4412-230-000
12/01/2019Pcard	Buca di Beppo	Buca Di Beppo - Volunteer Dinner	1,045.23	10-4151-620-600
12/01/2019Pcard	CAFE RIO	Council dinner	237.09	10-4111-610-000
12/01/2019Pcard	CAFE RIO	Census Committee Dinner	283.82	10-4131-310-000
12/01/2019Pcard	CHAMPION FAB & SUPPLY CO.	6830 S 400 W Rebar	33.80	54-5400-250-000
12/01/2019Pcard	Compass Holdings	Plow Sensor for GPS Tracking	1,485.00	62-4971-430-600
12/01/2019Pcard	COSTCO WHOLESALE CORPORATION	Veterans Day Breakfast	49.73	10-4151-310-700
12/01/2019Pcard	COSTCO WHOLESALE CORPORATION	Mayor/City Manager meeting	71.49	10-4151-610-000
12/01/2019Pcard	Curb Cart Concrete	Concrete for Generator Pads	787.80	51-5100-250-000
12/01/2019Pcard	Curb Cart Concrete	Carol Way Patch work	373.90	51-5100-250-000
12/01/2019Pcard	Curb Cart Concrete	Allen Street Patch / Water	109.90	51-5100-250-000
12/01/2019Pcard	Curb Cart Concrete	6830 S 400 W New Crate	261.83	54-5400-250-000
12/01/2019Pcard	DURA-CRETE, INC.	New Crate/old falling apart	425.00	54-5400-250-000
12/01/2019Pcard	EINSTEIN BROS BAGELS	Meeting	41.65	10-4151-610-000
12/01/2019Pcard	ezCater	council dinner	229.80	10-4111-610-000
12/01/2019Pcard	Facebook	Ad for Gang free event	49.40	10-4131-310-000
12/01/2019Pcard	From You Flowers	Bereavement flowers for Brian & Fawn Hullinger	62.11	10-4152-620-100
12/01/2019Pcard	GrubHub	Grubhub KFC Annual Plow Meeting Lunch	221.46	10-4410-250-000
12/01/2019Pcard	HARBOR FREIGHT TOOLS	Tools for Vactor repair	149.98	62-4971-430-800
12/01/2019Pcard	HARMONS GROCERY	Candy and decorations for the Police Department Truck or Treat -	156.68	10-4131-610-000
12/01/2019Pcard	HOME DEPOT	Bug Spray	15.97	10-4160-250-000
12/01/2019Pcard	HOME DEPOT	Faucet Repair UPD	29.25	10-4160-250-000

Invoice	Merchant Name	Description	Total Cost	GL Account
12/01/2019Pcard	HOME DEPOT	UPD Lights	28.38	10-4160-250-000
12/01/2019Pcard	HOME DEPOT	Power Cord for Allen's office	18.34	10-4160-250-000
12/01/2019Pcard	HOME DEPOT	Board for Concrete	19.25	10-4410-410-200
12/01/2019Pcard	HOME DEPOT	Return on Supplies for Pickelball Bench Holes	8.85-	10-4510-250-000
12/01/2019Pcard	HOME DEPOT	Paint for Winter Cemetery Markers	32.20	10-4510-250-000
12/01/2019Pcard	HOME DEPOT	Supplies to Seal Bench holes in Pickelball courts	12.82	10-4510-250-000
12/01/2019Pcard	HOME DEPOT	Wood for forms and concrete pads.	87.61	51-5100-250-000
12/01/2019Pcard	HOME DEPOT	Parts for New Crate	47.29	54-5400-250-000
12/01/2019Pcard	HOME DEPOT	Pump for Salter Chains	49.59	54-5400-250-000
12/01/2019Pcard	HOME DEPOT	Straps for Salters	103.76	62-4971-430-600
12/01/2019Pcard	Honda World	Oil Filter for Public Utilities Quad	34.41	62-4971-430-600
12/01/2019Pcard	HYLAND SOFTWARE, INC.	Hyland Course Regular course for Juan. PO 1708.	3,000.00	10-4136-330-000
12/01/2019Pcard	IPMA (INTERNATIONAL PERSONNEL	membership Ipma-Hr Utah	125.00	10-4134-210-000
12/01/2019Pcard	IPMA (INTERNATIONAL PERSONNEL	membership - Ipma-Hr Utah - Sherri Timmerman	125.00	10-4134-210-000
12/01/2019Pcard	Jersey Mikes	Gift cards - Employee Safety Awards	50.00	10-4152-620-200
12/01/2019Pcard	Jersey Mikes	Gift cards - Employee Safety Awards	50.00	10-4152-620-200
12/01/2019Pcard	Jersey Mikes	Gift cards - Employee Safety Awards	50.00	10-4152-620-200
12/01/2019Pcard	Jersey Mikes	Gift cards - Employee Safety Awards	50.00	10-4152-620-200
12/01/2019Pcard	Jersey Mikes	Gift cards - Employee Safety Awards	50.00	10-4152-620-200
12/01/2019Pcard	Jersey Mikes	Gift cards - Employee Safety Awards	50.00	10-4152-620-200
12/01/2019Pcard	Jersey Mikes	Gift cards - Employee Safety Awards	50.00	10-4152-620-200
12/01/2019Pcard	JORDAN MOWER INC	one gallon of fuel mix	68.00	54-5400-250-000
12/01/2019Pcard	LEWIS SOFTWARE ASSOCIATES, LLC	941Tax Program	7.95	10-4134-620-000
12/01/2019Pcard	McDonalds	Food for Crew on Water Leak	43.52	51-5100-250-000
12/01/2019Pcard	McDonalds	McDonalds Dinner Wasatch Leak	31.83	51-5100-250-000
12/01/2019Pcard	Moto United South Valley	Plow & Extra Blades for Buildings	674.84	62-4971-430-600
12/01/2019Pcard	NAHRO	Nahro Membership	227.00	30-4101-210-000
12/01/2019Pcard	OFFICE DEPOT, INC	White Board for Matt Dahl's office	92.19	30-4101-250-000
12/01/2019Pcard	SMITH'S FOOD MARKET	council drinks	16.99	10-4111-610-000
12/01/2019Pcard	SMITH'S FOOD MARKET	Sandwich trays for Chili Cookoff	80.41	10-4620-610-000
12/01/2019Pcard	SPORTSMAN'S WAREHOUSE, INC.	Winter supplies	29.99	10-4510-250-000
12/01/2019Pcard	TARGET	Trunk or Treat Candy	99.90	10-4160-610-000
12/01/2019Pcard	USPS	Purchase Usps Jury stamps	165.00	10-4120-310-800
12/01/2019Pcard	UTAH LTAP CENTER	Refund for Lalo hands on class. This was in error, card will be charg	385.00-	51-5100-330-000
12/01/2019Pcard	UTAH RECREATION & PARKS ASSOC.	CPSI for Brian H	635.00	10-4510-330-000
12/01/2019Pcard	VERIZON WIRELESS	Park IPAD	41.01	10-4410-290-000
12/01/2019Pcard	VERIZON WIRELESS	PWks IPADS	27.32	10-4410-290-000
12/01/2019Pcard	VERIZON WIRELESS	Verizon I-Pad	27.32	10-4410-290-000
12/01/2019Pcard	VERIZON WIRELESS	Verizon I-Pad	81.96	10-4412-290-000
12/01/2019Pcard	VERIZON WIRELESS	PWks IPADS	27.32	10-4510-290-000
12/01/2019Pcard	VERIZON WIRELESS	Verizon I-Pad	27.32	10-4510-290-000

Invoice	Merchant Name	Description	Total Cost	GL Account
12/01/2019Pcard	VERIZON WIRELESS	Billing for Sept 16 to Oct 15 for building department ipads.	13.67	10-4640-290-000
12/01/2019Pcard	VERIZON WIRELESS	Bill for Aug 16 to Sept. 15 for building department ipads	54.64	10-4640-290-000
12/01/2019Pcard	VERIZON WIRELESS	PWks IPADS	163.92	51-5100-290-000
12/01/2019Pcard	VERIZON WIRELESS	Verizon I-Pad	81.96	51-5100-290-000
12/01/2019Pcard	VERIZON WIRELESS	PWks IPADS	54.64	52-5200-290-000
12/01/2019Pcard	VERIZON WIRELESS	Verizon I-Pad	27.32	52-5200-290-000
12/01/2019Pcard	VERIZON WIRELESS	PWks IPADS	81.96	54-5400-290-000
12/01/2019Pcard	VERIZON WIRELESS	Verizon I-Pad	27.32	54-5400-290-000
12/01/2019Pcard	Village Baker	Voter service people lunch	63.08	10-4144-620-000
12/01/2019Pcard	WAL MART	Veterans Day Breakfast	8.08	10-4151-310-700
12/01/2019Pcard	WAL MART	Spray bottles & Bleach	8.54	51-5100-420-200
12/01/2019Pcard	WASATCH STEEL, INC.	Steel for headstone removal tool	17.25	10-4510-250-000
Total 12/01/2019Pcard:			16,498.52	
Grand Totals:			16,498.52	

Report GL Period Summary

Vendor number hash:	0
Vendor number hash - split:	0
Total number of invoices:	0
Total number of transactions:	0

Report Criteria:
Invoice.Invoice number = "12/01/2019Pcard"

MIDVALE CITY COUNCIL SUMMARY REPORT

Meeting Date: January 21th, 2020

SUBJECT: Contract for Replacing Failing Meters at Prorated Warranty Cost

SUBMITTED BY: Glen Kennedy, Midvale City Public Works Director

SUMMARY: Currently there are approximately 900 meters that are failing 12 years into a 20-year prorated warranty. The meters are being identified as those with serial numbers beginning with 182 or 183. There are currently 3,628 meters (including the 900 currently not working) installed in the City with those serial numbers. The manufacturer (Neptune) and the supplier (Meterworks), have negotiated and proposed that the City have the ability to purchase new meters at the 12-year prorated warranty cost, minus the cost to have Meterworks install. The City will be getting installation included, on top of the warranty. Neptune has also committed that regardless of if/when the remaining 182s and 183s fail, they will honor the prorated warranty as if they failed at the 12-year mark through August of 2021. The replacement meters will be an updated version that includes data logging capabilities to match the rest of the meters installed in our system, even though the 182s and 183s do not have this capability – we would be getting an upgraded product. After reviewing the proposal internally with the Water Manager, Utility Billing, Finance and the Assistant City Manager, it is agreed that this a suitable resolution to the issue.

Proposed plan –

- Start with the replacement of 900 meters that have already failed as soon as an agreement has been drafted, approved and signed. (Funding currently available and already allocated from the meter switch out program/account).
- Replace 1364 meters each year over the next two fiscal years (would need to ask for approximately an additional $60,000 each year for the meter switch program – total $200,000 annually for the program/account for the next two years).
- Per meter cost to replace and install - $138.50 (Cost would be $287 without prorated warranty)

Year 1 (900 Meters)	Year 2 (1364 Meters)	Year 3 (1364 Meters)
$124,650.00	$188,914.00	$188,914.00

RESOLUTION NO. No. 2020-????

WHEREAS, Midvale City (City) needs to accurately account for water deliveries and usage for proper billing to its customers; and

WHEREAS, the City needs to maintain accurate revenue to fund the water division and its operations; and

WHEREAS, the City does not have the resources to switch out such a large quantity of meters; and

WHEREAS, the City has funds allocated for these purposes for the first year of the contract; and

WHEREAS, the last two years of the contract are contingent upon funding approval by Council each year and not binding; and

WHEREAS, an agreement has been prepared between the City and Meterworks.

NOW THEREFORE BE IT RESOLVED, that based on the foregoing, the Midvale City Council adopts this resolution authorizing the Mayor to sign the agreement with Meterworks for the replacement of failing meters.

APPROVED AND ADOPTED this _____ day of _____, 2019.

_____
Robert M. Hale, Mayor

ATTEST:

_____
Rori L. Andreason,
City Recorder

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

Meter Replacement Agreement

This Agreement to replace failed and failing Midvale City Neptune water meters is executed on [date], 2020, by Midvale City, a Utah municipal corporation, and MeterWorks Services, a Utah corporation.

Background

In 2007, Midvale purchased 3,628 water meters from Neptune Technology Group, Inc. with serial numbers beginning with 182 and 183; and

Approximately 1,000 of the purchased water meters have failed and are no longer working; and

Midvale has negotiated with Neptune and MeterWorks to replace the failed meters as well as the other water meters in identified 182- and 183- batches; and

Neptune and MeterWorks are willing to replace and install the 3,628 meters at their 12-year prorated cost; and

Midvale believes this is the most efficient and cost-effective way to replace the failed and potentially failing meters.

Therefore, in consideration of the mutual promises contained in this Agreement, it is agreed:

Agreement

1. Meter Replacement.

A. Meter Replacement. MeterWorks agrees to replace Midvale's 3,628 Neptune water meters with serial numbers beginning with 182 and 183 with Neptune Model T10 water meters at a cost of $138.50 per meter. MeterWorks agrees to replace and install the water meters over three phases:

Phase	**Period of Time**	**Number of Meters**	**Compensation**
1	January 1 – June 30, 2020	900	$124,650.00
2	July 1, 2020 – June 30, 2021	1,364	$188,914.00
3	July 1, 2021 – June 30, 2022	1,364	$188,914.00
	Total	3,628	$502,478.00

B. **Prioritized Installations.** MeterWorks recognizes that a significant number of Midvale's current Neptune water meters have failed or are likely to fail. Subject to the number of meters per phase identified in Subsection 1(A), MeterWorks agrees to prioritize its replacement of Midvale's current water meters as identified by Midvale.

C. **Damaged Water Pipes.** In the event that an associated water pipe is damaged while MeterWorks is replacing a meter, MeterWorks will turn off the water if possible, notify Midvale, and remain onsite until a Midvale employee responds.

D. **Verification.** Midvale may perform inspections and tests to verify MeterWorks is correctly installing replacement meters and that the replacement meters are functioning properly.

2. Compensation.

A. **Amount.** Midvale will pay MeterWorks $138.50 for each identified water meter replaced with a new, working Neptune Model T10 water meter. The total compensation amount per phase may not exceed the amount identified for the associated phase as established by Subsection 1(A).

I. **Phase 3.** For Phase 3, Meterworks will honor the compensation amount per meter identified in Subsection 2(A) so long as Midvale places the order for Phase 3 on or before August 31, 2021. If the order is placed after August 31, 2021, Meterworks and Midvale will negotiate a new meter price.

B. **Invoices.** While work is being completed, MeterWorks agrees to submit invoices to Midvale on the first day of each month. The invoice must be itemized, describe the work performed, and have sufficient documentation of the work performed. Within 30 days of receiving the invoice, Midvale will pay MeterWorks for any uncontested charges. The Parties will resolve any disputed charges under Section 10 of this Agreement.

C. **Assumptions.** The price in Subsection 2(A) assumes that the old meters and their associated shut-off valves are readily accessible, and the new meters may be located in a standard AWWA meter lay length, meter setter, meter horn, or meter yoke.

D. **Deficiencies.** If MeterWorks finds an identified meter that does not meet the assumptions identified in Subsection 2(C), MeterWorks will notify Midvale and describe the deficiency. Midvale will have a reasonable period of time to cure the deficiency. If Midvale cannot correct the deficiency within a reasonable period of time, MeterWorks and Midvale agree to discuss options to complete the replacement of the deficient meter.

3. Schedule.

A. Phases. For each phase, MeterWorks will complete its replacement and installation of new meters within 2 months from the beginning of each phase.

B. Acts of God. In the event that a Party is unable to perform any of its obligations under this Agreement due to events beyond its reasonable control, the Party must notify the other Party of its inability to meet its obligations and identify the events beyond its reasonable control. The other Party may either modify the schedule under Subsection 3(A) of the Agreement to reasonably accommodate the unforeseen event, or it may terminate the Agreement under Subsection 7(A). Events beyond a Party's reasonable control include, but are not limited to, fires, floods, accidents, strikes, riots, acts or threats of terrorism, epidemics, and natural disasters.

C. Urgency. MeterWorks recognizes that meters have already failed, and Midvale is not able to accurately track water usage at the failed meters. As a result, Midvale and its water users are potentially suffering loses every day the meters are not functioning. MeterWorks recognizes that time is of the essence.

4. Warranty.

A. Representations. MeterWorks represents and warrants that its replacement and installation of new meters is free from defects in materials and workmanship. In the event that a meter has not been replaced and installed correctly, MeterWorks agrees to cure the defect within 30 days from Midvale's written notification so long as the notification is received within 1 month from the completion of replacement and installation.

B. Neptune Meters. MeterWorks is not responsible for any warranties regarding the provided Neptune Meters. If any meters are discovered to be defective during the term of this Agreement, MeterWorks agrees to assist Midvale in making warranty claims to Neptune.

5. Term.

A. Term. This Agreement will become effective on date of execution. The Agreement will expire upon the completion of the meter replacement work identified under Subsection 1(A) and complete payment to MeterWorks as established by Subsection 2(A).

B. Survival. The following Sections will survive the expiration or termination of this Agreement:

i. Section 4 'Warranty;' and

ii. Section 6 ‘Indemnification.’

6. Indemnification.

A. MeterWorks.

I. Indemnification. MeterWorks agrees to indemnify, defend, and hold harmless Midvale City and its officials, officers, employees, volunteers, and agents from and against all damages, liabilities, and claims (including legal fees) arising from MeterWorks’ performance under this Agreement.

II. Limitation of Liability. Midvale recognizes that MeterWorks has no control over the condition of the existing pipes. Unless caused by the gross negligence or willful misconduct of MeterWorks, MeterWorks is not responsible for damage to the associated water pipes or any damage arising from a damaged water pipe when replacing a meter.

B. Midvale. Midvale City agrees to indemnify, defend, and hold harmless MeterWorks and its officers, employees, and agents from and against all damages, liabilities, and claims (including legal fees) arising from Midvale City’s performance under this Agreement.

7. Insurance.

A. Coverage Amounts. MeterWorks must retain, at a minimum, the following insurance coverages for the term of this Agreement:

i. Commercial General Liability: $2,000,000 combined single limit per occurrence and $3,000,000 in the aggregate;

ii. Automobile Liability: $1,000,000 per each accident, single limit, bodily injury and property damage combined; and

iii. Worker’s Compensation Insurance at statutory limits.

B. Additional Endorsements. MeterWorks must also carry the following endorsements:

i. Pollution—Drinking Water; and

ii. Professional Liability—Contractors.

If MeterWorks uses subcontractors in performance of this Agreement, MeterWorks must also carry an Independent Contractor endorsement.

C. **Additional Insured.** Except for its Worker's Compensation Insurance policy, MeterWorks must list Midvale City as an additional insured on the insurance policies required under Subsections 7(a) and 7(b) of this Agreement. This must include ongoing and completed operations.

D. **Primary Insurance.** Insurance under this Section is required to be primary, non-contributory, and not in excess of any insurance or self-insurance policies available to or maintained by Midvale.

E. **Notice of Cancellation or Reduction.** Insurance under this Section must require the MeterWorks' insurer to provide at least 10 days written notice to Midvale prior to the cancellation or reduction of coverage.

8. Termination.

A. **Convenience.** Either Party, by providing written notice, may terminate this Agreement at its convenience at any time prior to MeterWorks ordering replacement meters in performance of this Agreement. Termination under this Section will not be considered a default by the terminating Party. Midvale agrees to pay MeterWorks for any work performed under this Agreement prior to the termination. MeterWorks must provide reasonable, detailed documentation to Midvale for any work performed prior to the termination.

B. **Default.**

I. **MeterWorks.** In the event that MeterWorks terminates this Agreement because of Midvale's default, Midvale will pay MeterWorks for any completed work within 30 days of the termination of this Agreement. Additionally, Midvale will pay MeterWorks 10% of the compensation amount listed in Subsection 2(A) of this Agreement for the current phase within 30 days of the termination of this Agreement as liquidated damages.

II. **Midvale.** In the event that Midvale terminates this Agreement because of MeterWorks' default, Midvale will pay MeterWorks for any completed work minus 10% of the compensation amount listed in Subsection 2(A) of this Agreement for the current phase within 30 days of the termination of this Agreement. If the 10% exceeds the final payment owed to MeterWorks, MeterWorks agrees to reimburse Midvale the difference within 30 days of the termination of the Agreement. The 10% of the compensation amount listed in Subsection 2(A) of this Agreement for the current phase will be considered liquidated damages.

C. **Non-funding.** The Parties acknowledge that funds are not presently available for Midvale's performance under this Agreement beyond June 30, 2020. Midvale's ability to pay compensation under Section 2 beyond June 30, 2020, is contingent

upon funds being appropriated in future fiscal years. In the event that insufficient funds are appropriated, the Agreement will terminate and become null and void on the first day of the fiscal year for which funds were not sufficiently appropriated. In the event of a reduction in appropriations, the Agreement will terminate and become null and void on the last day before the reduction becomes effective. Termination of this Agreement under this Section will not be considered a breach of this Agreement. Such termination will be without any penalty or liability.

9. Default.

A. MeterWorks. In the event that Midvale defaults under this Agreement, MeterWorks may pursue the following remedies upon written notice of the default and the remedy to Midvale.

I. Stop Performance. MeterWorks may stop performance under this Agreement until Midvale has cured the default.

II. Interest. MeterWorks may charge Midvale 1.5% interest, compounded monthly, on any unpaid amount owed by Midvale.

III. Termination. If Midvale has not cured the default within a reasonable amount of time, MeterWorks may terminate this agreement in accordance with Subsection 8(B)(I) of this Agreement.

B. Midvale. In the event that MeterWorks defaults under this Agreement, Midvale may pursue the following remedies upon written notice of the default and the remedy to MeterWorks.

I. Suspend Performance. Midvale may suspend MeterWork's performance under this Agreement until MeterWorks has cured the default.

II. Withhold Payment. Midvale may withhold payment until MeterWorks has cured the default.

III. Reimbursement. If MeterWorks fails to cure the default within a reasonable amount of time, Midvale may cure the default and may charge MeterWorks with any costs Midvale incurs in curing the default.

IV. Termination. If MeterWorks has not cured the default within a reasonable amount of time, Midvale may terminate this Agreement in accordance with Subsection 8(B)(II) of this Agreement.

C. Other Legal Remedies. The list of remedies under this Section is not exhaustive. Either Party may pursue any other right or remedy available to it, either in law or equity, on account of the other Party's default.

10. 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;

b. Good faith mediation with a mutually agreed upon meditator and with each Party paying one half of the mediation costs; and

c. Litigation. If a Party incurs any legal or attorney's fees in litigation to resolve a dispute arising under or relating to this Agreement, the prevailing Party may recover such fees.

11. Applicable Laws.

MeterWorks agrees to comply with all applicable laws, rules, and regulations. This includes, but is not limited to, not discriminating against any individual in an employment decision 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.

12. 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:

Midvale City	MeterWorks Services
Attn: Public Works Director	Attn: Ken Sheffield
7505 S. Holden Street	1199 West 850 North
Midvale, Utah 84047	Centerville, UT 84014

The Parties each have the right, from time to time, to change their respective notice addresses under this Section by written notice to the other Party.

13. Relationship of Parties.

MeterWorks is an independent contractor. The Parties have not created any other legal relationship with each other including, but not limited to, that of employee or agent of the other Party. Neither Party has the authority or power to bind the other Party.

14. Modification.

The Parties may modify this Agreement with prior written consent by both Parties. Any other modification is prohibited and invalid.

15. Assignment and Delegation.

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

16. Subcontractors.

A. Prior Consent. If MeterWorks subcontracts with any entity for performance under this Agreement, it must first receive written consent from Midvale. Midvale may not withhold its consent unreasonably.

B. Responsibility. MeterWorks is responsible for the acts or omissions of any of its subcontractors in the performance of this Agreement. Any subcontractor retained by MeterWorks to perform work under this Agreement is subject to the requirements of this Agreement.

C. Indemnification. If MeterWorks subcontracts with any entity for performance under this Agreement, MeterWorks agrees to indemnify, defend, and hold harmless Midvale City and its officials, officers, employees, volunteers, and agents from and against all damages, liabilities, and claims (including legal fees) arising from MeterWorks' subcontractor's performance under this Agreement.

17. Conflict of Interest.

A. Relationship. MeterWorks represents and warrants that none of its officers, employees, or immediate family members of its officers or employees is or has been an elected official, employee, board member, commission member, or agent of Midvale or its affiliates who influences Midvale's procurement process. This includes, but is not limited to, anyone involved in the Midvale's drafting of procurement and project documents.

B. Gift. MeterWorks represents and warrants that is has not provided any compensation or gift in any form, whether directly or indirectly, to an elected official, employee, board member, commission member, or agent of Midvale or its affiliates who influences Midvale's procurement process. This includes, but is not limited to, anyone involved in the Midvale's drafting of procurement and project documents.

18. Status Verification.

Under the Utah Immigration Accountability and Enforcement Act, Utah Code Ann. §§63G-12-101 to 402, any entity contracting with a public employer is required to participate in Utah's Status Verification System. MeterWorks will provide Midvale a certification of its compliance with this requirement prior to performing work under this Agreement.

19. Waiver.

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

20. Severability.

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

21. 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.

22. Background.

The Background is incorporated into the Agreement.

23. Entire Agreement.

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

Signature page to follow.

Midvale and MeterWorks have read and understand the terms of this Meter Replacement Agreement. Both Parties have demonstrated their willingness to enter into the Agreement as of the date above by having their Authorized representatives sign below.

MIDVALE CITY

_____

Robert M. Hale, Mayor

ATTEST:

_____

Rori L. Andreason, City Recorder

MeterWorks Services

_____

[Name], [Title]

MIDVALE CITY COUNCIL
SUMMARY REPORT

MEETING DATE: JANUARY 21, 2020

SUBJECT: Construction Fees & Curb Cut Policy Modifications

SUBMITTED BY: Matt Dahl, Assistant City Manager

SUMMARY: In an effort to improve or update policies related to construction in Midvale, staff has developed several proposals for consideration by the City Council. The policy proposals generally improve transparency, update fees to reflect actual costs, or memorialize current practices. The following are summaries of the proposed policies:

- **Building Fee Schedule:** Midvale's current municipal fee schedule states "Contact Building Official" rather than containing a table enumerating the current building permit fees. As it is common for a city's building fee schedule to be added into the general fee schedule, staff recommends following that practice.

- **Curb Cut Fees:** The city engineer has determined that the current curb cut fee of $100 is insufficient to cover the hours of labor required to process and execute the permits. Staff often spends 5-6 hours on a standard project and may spend much more if complications arise. The fee has not been raised in over 20 years and is significantly lower than what neighboring cities charge. Staff recommends a new base fee of $250 plus $0.25-.50 per square feet depending on project type.

- **Bond Amount:** Section 12.12.130 currently requires $1,000 as the bond amount for curb cut permits. Staff recommends increasing this amount to $5,000 to reflect cost increases that have occurred sine the current bond amount was established. Additionally, it is anticipated that this will help with encouraging projects to be completed within the requisite timeframe and minimize disruption with in the cities right-of-way.

- **Curb Cut Approvals:** Chapter 12.12 of the city code currently specifies the public works director as the party responsible for approving road cut permits. However, for the last several years, this process has been overseen by the city engineer. Staff recommends replacing all references to the public works director with city engineer.

Staff will be prepared to discuss the proposed changes during the City Council Meeting.