



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

MIDVALE CITY COUNCIL MEETING AGENDA January 8, 2019

PUBLIC NOTICE IS HEREBY GIVEN that the **Midvale City Council** will hold a regular meeting on the **8th day of January 2019** at Midvale City Hall, 7505 South Holden Street, Midvale, Utah as follows:

6:00 PM PRE-MEETING WORKSHOP
I. DISCUSS STAFF REPORTS

7:00 PM
REGULAR MEETING

- II. GENERAL BUSINESS**
- A. WELCOME AND PLEDGE OF ALLEGIANCE
 - B. ROLL CALL
 - C. UPD AND UFA REPORTS
 - D. PROCLAMATION SUPPORTING NO IDLING

III. 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.

IV. COUNCIL REPORTS

- A. Council Member Paul Hunt
- B. Council Member Dustin Gettel
- C. Council Member Paul Glover
- D. Council Member Quinn Sperry
- E. Council Member Bryant Brown

V. MAYOR REPORT

- A. Mayor Robert M. Hale

VI. CONSENT AGENDA

- A. Consider minutes of December 11 & 13, 2018 [*Rori Andreason, H.R. Director/City Recorder*]

VII. ACTION ITEMS

- A. Consider request to Vacate City-Owned Property located at 7287 South Catalpa Street from applicant Ryan Hughes (follow up to 10/16 meeting) **[Alex Murphy, Associate Planner]**
- B. Consider a Final Subdivision Plat for Pinstripe Cove Subdivision located at 139 East 8000 South from applicant Boyd Brown **[Alex Murphy, Associate Planner]**
- C. Consider Resolution No. 2019-R-01 Appointing Bryce Haderlie as the Administrative Services Director **[Mayor Robert Hale/Kane Loader, City Manager]**

VIII. DISCUSSION ITEM

- A. Discuss Jordan Bluffs Master Development Agreement **[Brian Berndt, Asst. City Manager/CD Director]**

IX. 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.

PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF DURING THE MEETING

DATE POSTED: JANUARY 4, 2019

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



CITY COUNCIL MEETING
Minutes

Tuesday January 8, 2019
Council Chambers
7505 South Holden Street
Midvale, Utah 84047

MAYOR: Mayor Robert M. Hale

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

STAFF: Kane Loader, City Manager; Brian Berndt, Asst. City Manager/CD Director; Rori Andreason, H.R. Director/City Recorder; Lisa Garner, City Attorney; Matt Dahl, Redevelopment Agency Director; Lesley Burns, City Planner; Alex Murphy, Associate Planner; Laura Magness, Communications Specialist; Glen Kennedy, PW Director; Christopher Butte, Economic Development Director; Chief Randy Thomas, UPD; Chief Brad Larson, UFA; and Jake Shepherd, Network Administrator.

The pre-meeting workshop began at 6:00 p.m.

PRE-MEETING WORKSHOP

I. Staff and Council discussed agenda items as well as updates from staff.

Council Member Bryant Brown asked staff to look at the traffic on Princeton and State Street since the light has been installed.

Mayor Hale asked staff to look at the timing of the pedestrian crossing lights on Center Street. The lights are not on long enough for the younger kids to cross to get to school.

Council Member Bryant Brown asked staff to look at a traffic light on Center Street and Locust.

Council Member Dustin Gettel discussed the problem with the parking by the Tuscany apartments. He asked the City Attorney to look into whether it's illegal for cars to park too close to a railroad.

Glen Kennedy said the red paint in the area has faded but will be repainted when it warms up.

Kane Loader said the signs should be the regulator.

Chief Thomas said he would focus on that area and look at the signage.

The Council discussed the I-15 Northbound project and the sound wall associated.

Kane Loader said he would offer to UDOT to hold a public hearing at city hall to discuss the sound wall.

Council Member Bryant Brown discussed replacing the bridges along the trails by the Jordan River.

Council Member Dustin Gettel suggested utilizing a grant from the Jordan River Commission.

Kane Loader said there is also a grant available through UDOT for the replacement of the bridges and trails access. He said the bridges are part of West Jordan as well, so the City will partner with them.

Mayor Hale called the regular meeting to order at 7:00 p.m.

II. GENERAL BUSINESS

A. Welcome and Pledge of Allegiance

B. Roll Call - Council Members Paul Hunt, Quinn Sperry, Bryant Brown, Dustin Gettel, and Paul Glover were present at roll call.

C. UPD and UFA Reports

Chief Randy Thomas said our hearts go out to Provo City with the death of one of their officers. Funeral services will be this Saturday. He said last summer a horrific homicide took place in Millcreek. The family affected by this terrible event was in need of a vehicle. Viking Auto located in Midvale, donated a vehicle to them. A local business stepped up to a family in need. The officers have been diligent in tracking our coded offences. 2017 was their peak year of 14,000 cases. 2018 cases are trending down. He said he would forward the statistics to the City as soon as he has them.

Kane Loader discussed the nine officers that are funded from the state for the homeless shelter. Other cities are asking what we did before we had funding for these officers for the shelter and homeless issues. He said we were pulling the officers from their posts and were short in some areas of the city. He thanked the Police Chief for doing a great job.

Chief Brad Larson said he too would have a report for the Council at the next meeting.

D. Proclamation Supporting No Idling

Mayor Hale read the proclamation supporting no idling into the record. He said the no idling has been discussed many times regarding the city. He feels that it is best resolved to ask citizens to voluntarily practice being idle free.

III. PUBLIC COMMENTS

Sophia Hawes-Tingey said the whole reason she drives a Prius is to help with the air quality. She said the next Community Council meeting will be January 9th. This will be their planning meeting, so she invited everyone to attend. She discussed a recent power outage caused by a fire on the old power pole. She suggested working with crossing guards to call in a patrol officer to assist with children crossing the streets. Also engage with Rocky Mountain Power where the most hazardous utility poles are located and work with them to bury the poles.

Jodi Smith said she is also on the community council and serves as the secretary. She expressed concern that when the power went out there was no backup power anywhere.

Council Member Dustin Gettel said she could contact the owner of the building to see if there is backup power.

Jodi Smith asked about getting UTOPIA in her area around Presidential Streets. Kane Loader said the whole system should be built out within 3 years but hers may be sooner.

Holly Ernest said his agenda item regarding Catalpa was being pulled that evening. He asked that a decision be made as quickly as possible.

IV. COUNCIL REPORTS

A. Council Member Paul Hunt – Had nothing to report.

B. Council Member Dustin Gettel – said the SL County Mayor special election is coming up on January 26 and is not open to the public. Debate is on January 24th at 6:00 pm at Jordan high school in Sandy, that is public.

C. Council Member Paul Glover – Had nothing to report.

D. Council Member Quinn Sperry – next meeting for shelter of the homeless is tomorrow. 2019 SL County Homeless Point in Time Count is on January 23rd-26th. They need volunteers for the county homeless count within the county. If interested in participating, you can sign up on the Facebook page.

E. Council Member Bryant Brown – thanked Kane and Glen. Princeton and State Street got a 4-way light. Kane and Glen quickly put in speed signs, so people can see how fast they are going. He really appreciated their quick response.

V. MAYOR REPORT

Mayor Robert Hale had nothing to report.

Kane Loader reminded the Council about the Local Officials Day on January 30th. Please contact Shelly Reed if they desire to attend. Paul Glover would like to attend as well as Dustin Gettel.

VI. CONSENT AGENDA

A. CONSIDER MINUTES OF DECEMBER 11 & 13, 2018

MOTION: Council Member Paul Glover **MOVED** to approve the consent agenda. The motion was **SECONDED** by Council Member Quinn Sperry. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

Council Member Quinn Sperry Aye
Council Member Paul Glover Aye
Council Member Paul Hunt Aye
Council Member Bryant Brown Aye
Council Member Dustin Gettel Aye

The motion passed unanimously.

VII. ACTION ITEM

A. CONSIDER REQUEST TO VACATE CITY-OWNED PROPERTY LOCATED AT 7287 SOUTH CATALPA STREET FROM APPLICANT RYAN HUGHES (FOLLOW UP TO 10/16 MEETING)

MOTION: Council Member Quinn Sperry **Moved** to table for two weeks. The motion was **SECONDED** by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

Council Member Quinn Sperry Aye
Council Member Paul Glover Aye
Council Member Paul Hunt Aye
Council Member Bryant Brown Aye
Council Member Dustin Gettel Aye

The motion passed unanimously.

B. CONSIDER A FINAL SUBDIVISION PLAT FOR PINSTRIPE COVE SUBDIVISION LOCATED AT 139 EAST 8000 SOUTH FROM APPLICANT BOYD BROWN

Alex Murphy said the proposed Pinstripe Cove PUD Subdivision consists of eight (8) proposed residential lots and additional common area on a total of 1 acre located on 8000 South. This request has been submitted by Boyd Brown, representing the owner of the property, as part of an overall proposal for a Master Planned Development. The Planning Commission granted approval of the Conditional Use Permit and Preliminary Site Plan for the Master Planned Development, subject to the City Council's approval of the subdivision plat.

All subdivisions require a review and recommendation from the Planning Commission and approval from the City Council. Public hearings are required to be held by each body. The Planning Commission conducted a public hearing on this project on September 12, 2018 and issued a decision to approve the Master Planned Development and a recommendation to approve the subdivision plat on October 2, 2018 and approved the preliminary subdivision plat with the following conditions:

1. The applicant shall prepare a final subdivision plat to be reviewed and approved by the City Engineer, Fire Marshal, and City Council. Prior to final subdivision plat approval, the applicant shall obtain final site plan approval for the master planned development. The final subdivision plat shall be adjusted to reflect any changes required by the final site plan.
2. The applicant shall prepare a draft Declaration of Covenants, Conditions, and Restrictions, including the creation of a homeowner's association, for the development. Once approved, this document shall be recorded concurrently with the subdivision plat.
3. The applicant shall obtain duty to serve letters for water and sewer service and bond for any required public improvements prior to the subdivision plat being recorded.
4. The applicant shall provide evidence that courtesy notices have been sent to Dominion Energy, Rocky Mountain Power, Xfinity, Utopia, and Century Link regarding the utility easements on the subdivision plat with the Final Subdivision Plat application.
5. A note indicating the parking restriction along the private road shall be included on the final plat.
6. The subdivision plat and associated documents shall not be recorded until all existing structures have been removed from the property and the final site plat is approved.

The applicant has prepared and submitted the final plat. The Final Site Plan for the Master Planned Development has been approved. The CC&R's have been drafted and approved. Duty to serve letters and utility notices have been provided. The proposed subdivision plat was reviewed and approved by the City Engineer and Fire Marshal.

The last remaining requirements before recording the subdivision plat are to remove the existing structure(s) on the property and add the note prohibiting parking on the private street to the plat. Staff recommends including these requirements in a motion to approve the subdivision plat.

STAFF RECOMMENDATION:

Staff recommends the City Council approve the final subdivision plat for the Pinstripe Cove PUD Subdivision with the following conditions:

1. The subdivision plat associated documents shall not be recorded until all existing structures have been removed from the property and the note regarding parking on the private street has been added to the plat.
2. The applicant shall obtain all required signatures on the final subdivision plat Mylar.
3. The approved CC&Rs shall be recorded concurrently with the subdivision plat.

MOTION: Council Member Bryant Brown Moved based on compliance with the requirements of the Midvale City Municipal Code demonstrated in the application or addressed by conditions of approval, I move that we approve the final subdivision plat for the Pinstripe Cove PUD Subdivision with the following conditions: 1. The subdivision and associated documents shall not be recorded until all existing structures have been removed from the property and the note regarding parking on the private street has been added to the plat. 2. The applicant shall obtain all required signatures on the final subdivision plat Mylar. 3. The approved CC&R's shall be recorded concurrently with the subdivision plat. The motion was **SECONDED** by Council Member Quinn Sperry. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

Council Member Quinn Sperry Aye
Council Member Paul Glover Aye
Council Member Paul Hunt Aye
Council Member Bryant Brown Aye
Council Member Dustin Gettel Aye

The motion passed unanimously.

C. CONSIDER RESOLUTION NO. 2019-R-01 APPOINTING BRYCE HADERLIE AS THE ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

Mayor Robert Hale introduced Bryce Haderlie, candidate for the Assistant City Manager/Administrative Services Director position.

Bryce Haderlie said he has been involved in city government for over 20 years. He has had many different positions. He thanked staff for the opportunity to interview with Midvale City. He has been working with budget and finance for the past 14 years. He believes he has a lot of skills in regard to finance and looks forward to the opportunity to work with Midvale City.

Mayor Hale said he, Kane Loader and Brian Berndt all interviewed Bryce and felt he has the qualifications and experience. He has dealt with many of the same areas of administration that city managers and department heads deal with.

Councilmember Bryant Brown asked why he left Cottonwood Heights.

Bryce said Cottonwood Heights recently did some restructuring in their management. They made a decision to do away with the position Assistant City Manager.

Council Member Quinn Sperry asked about currently serving as the President of the Utah City Managers Assoc. Can you explain what this role is?

Bryce said the City Managers Assoc. of Utah is a local chapter of the National City Managers Assoc. There are 100-150 members throughout the state. He has been on the board for the last four years and was asked to serve as the president this last year. The organization helps to promote professional leadership in city governments.

Council Member Dustin Gettel said that he reached out to some of the people you have worked with in the past. Dustin shared the comments and they all had good things to say about Bryce.

Kane Loader said it is a great opportunity for both the city and Bryce. I think he will do a fantastic job and feels he is a great fit for this position.

Council Member Dustin Gettel asked if Bryce plans to continue the presidency for the City Managers Assoc.

Bryce said he duties for the City Manager Assoc. will go to about April of 2020. He thanked the council and staff for the opportunity.

MOTION: Council Member Quinn Sperry Moved to Approve Resolution No. 2019-R-01 Appointing Bryce Haderlie as the Administrative Services Director. The motion was SECONDED by Council Member Bryant Brown. Mayor Hale called for discussion on the motion. There being none then he called for roll call vote. The voting was as follows:

Council Member Quinn Sperry Aye
Council Member Paul Glover Aye
Council Member Paul Hunt Aye
Council Member Bryant Brown Aye
Council Member Dustin Gettel Aye

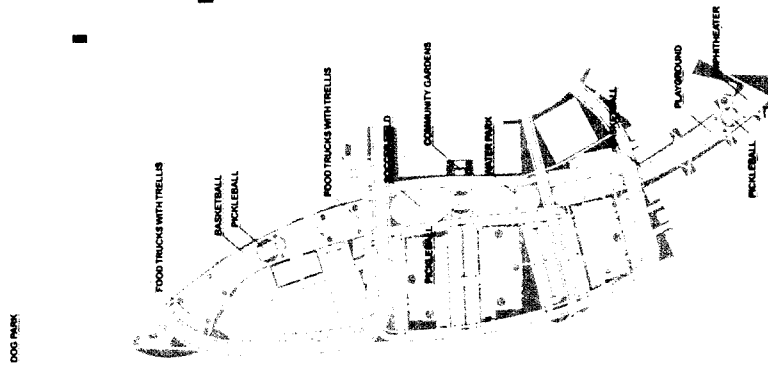
The motion passed unanimously.

VIII. DISCUSSION ITEMS

A. DISCUSS JORDAN BLUFFS MASTER DEVELOPMENT AGREEMENT

Brian Berndt discussed the Jordan Bluffs Master Development.

Jordan Bluffs Park



The Linear Park area has components that will be part of the package. They are working with various Park Designers. The amenities and improvements will be based on their location in the park. The park is anticipated to be built over the next ten years.

Council Member Glover asked if they are going to build it as they go, or will it be built at the end of the 10 years.

Brian said they will build it as they go. The length of time cannot exceed ten years. We anticipate they will build from the north to the south. We are looking at a number of different things. We want to make it beneficial to all age groups. We have worked out with the developer that the 4-million donation will be put into the improvements. Some of the things we are looking at is the parking and public access. We want it to be open, so there will not be fencing along the park in the residential areas. We are looking at water features of some sort. He asked the council to send him a list of improvements they would like to see.

Council Member Quinn Sperry asked about the various features regarding ongoing expenses and how they will impact the city. Will we need to add more employees to our public works for maintenance.

Brian said that as we look at the different amenities, we are working with the Public Works Director regarding maintenance and costs.

Kane Loader said that if this was just a park, the bare minimum the developer would have to do is to put in the landscaping. They are estimating a base park of that size would be about 2 ½ million dollars to build. In addition to that we are requiring that they put in an

additional 4 million dollars' worth of improvements in the park. The total cost of the park will be about 6 million dollars.

Brian said that if we have additional funding for future phases, we may be able to add amenities with ZAP funding.

Kane Loader said the parking capabilities in this facility will have plenty of parking for this park.

Council Member Paul Glover asked about the timeline in the agreement.

Brian said as the adjacent users develop, that section of the park has to be constructed as well.

Council Member Bryant Brown is concerned with such a long time line that the cost for the amenities will go up in the next 10 years.

Brian said that is why we took the monetary amount out.

Council Member Paul Glover said the quality of the park has to be up to par. It needs to be in the development agreement that if it isn't done right, they will need to fix it.

Lesley Burns discussed the zoning ordinance.

Proposed Ordinance

- Applicable to all development in Subareas 1-3
 - Commercial
 - Retail
 - Office
 - 3,500 Residential Units (includes Subarea) 4
 - All allowed used – no conditional
- Subareas divided into 14 pods for large scale master plans

Review Process

- Concept Plan for work shop meeting with Planning Commission (prior to any formal application)
- Large Scale Master Plan – Planning Commission
- Development Agreement – City Council
- Site Plan Approval – Staff
- Subdivision Plats – Planning Commission/City Council

Large Scale Master Plan

- Site plan showing general location and size of buildings, setbacks, streets, walkways, parking areas, general landscaping, plazas, recreational amenities
- Preliminary master utility plan
- Transportation plan showing road, bicycle and pedestrian networks

- Master parking plan
- Traffic analysis
- Illustrative architectural elevations
- Thematic design elements
- Signage master plan

Development Standards

- Uses
- Building Height
- Landscape Setbacks from Roads
- Roads
- Parking (shared parking available)
- Landscape & Irrigation
- Fencing & Screening
- Outdoor Lighting
- Residential Development
- Commercial Development
- Sign Standards
- Additional Standards for Specific Uses

Council Member Bryant Brown asked what West Jordan is doing with the Jordan River.

Lesley said the information we have is in the plan and haven't heard anything.

Council Member Bryant Brown asked what we are currently zoned for, for density. Will we need to approve additional zoning for density in the residential area.

Lesley said the Planning Commission is looking at the ordinance and will make a recommendation.

Mark Murdock reviewed the proposed park project. He said the park will be developed as the project progresses. He feels the 10-year timeline would help to work through everything. They would like to build each section together.

Scott Johnson, Hales Engineering, said they included Wasatch Street, Ivy and Fern Drive in the traffic projections. He discussed the projected traffic study and concerns with the council.

Council Member Dustin Gettel asked about territorial people in the park.

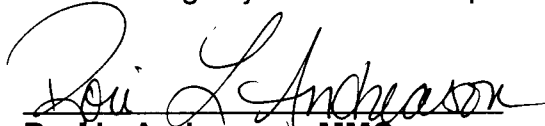
Mark Murdock said it is a public park and hope all people to come to the park.

Council Member Dustin Gettel is concerned with the bordering and fencing in the park and keeping people from going in and out of the park. This is something to keep in mind going forward.

IX. ADJOURN

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

The meeting adjourned at 8:23 p.m.


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



Approved this 22nd day of January 2019.

